



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD SEPTEMBER 16, 2024 AT 1:30 PM**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Monday, September 16, 2024, at 1:30 PM, at 119 N. Wahsatch Ave, Colorado Springs, CO, 80903, and via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President/Secretary
Stephanie Pierce, Treasurer
Erin Ganaway, Director

Excused:

Lena Gail Case, Director

Also in attendance were:

Adam Noel, WSDM
Rebecca Harris, WSDM
George Chisholm, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

1. Call to Order & Introductions: President Case II called the meeting to order at 1:31 p.m. and confirmed a quorum was present. Mr. Chisholm introduced himself to the Board as the new covenant enforcement administrator for WSDM.
2. Approval of the Agenda: Director Pierce moved to approve the Agenda as presented; seconded by Director Long. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on July 30, 2024: After review, Director Ganaway moved to approve the July 30, 2024 Minutes; seconded by Director Pierce. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: There was no President Report.
6. Management Report: Mr. Noel gave an update on the covenant violations throughout the District, mentioning that there have been 71 violations processed since July 30, 2024. Out of those, 46 of them have been brand new first violations. Tract C between Filing 1 & 2 was overgrown native

and the landscapers have taken care of that issue and it is mowed and cleaned up. WSDM received a letter from the attorney office representing the homeowner at 7882 Berwyn Loop in regard to the violations they have been receiving for their trailer being parked in front of their home. WSDM will continue to send violations and communicate to the resident that their attorney information was inaccurate and the covenants were recorded prior to purchasing the property. Mr. Noel discussed a variance request from the resident at 11389 Avena Road for parking their trailer on their lot only for the purpose of loading and unloading racing vehicles during the racing season. The Board directed Mr. Noel to send additional communication to the resident about specific days/times that the trailer will be there since multiple residents and Management have confirmed that the trailer is there 24/7, which implies they are storing it on the lot.

7. Legal Matters: There were no legal matters.
8. Development Updates: President Case discussed the development moving forward near King Soopers up to the gas station. The D49 individuals have officially moved their buses to an off-site location. The old parking lot for the buses has since seemed to turn into a maintenance yard for D49. Director Ganaway discussed that the channel work is continuing and there is a retaining wall going in now. the increasing interest in the 8 acres north of the 711 for commercial use. These 8 acres were approved for annexation into the Woodmen Hills Metropolitan District subject to a final agreement.
9. Financial Report
 - a. Consider approval of final unaudited Financial statements dated August 31, 2024: Mr. Noel presented the updated unaudited financial statements dated August 31, 2024. After review, Director Ganaway moved to approve the unaudited financial statements dated August 31, 2024; seconded by Director Pierce. Motion passed unanimously.
 - b. Ratify approval of payables through September 16, 2024: Mr. Noel presented the payables through September 16, 2024 to be ratified. After review, Director Long moved to ratify approval of payables through September 16, 2024; seconded by Director Ganaway. Motion passed unanimously.
10. Old Business
 - a. Underdrain Discussion: Director Ganaway confirmed that there is no underdrain system in Bent Grass Filing No. 1 or No. 2. Challenger is working on discharging the sump pumps in the new developments into landscaping tracts or cisterns on the corresponding lots. WSDM has an underdrain turnover checklist already templated. Director Ganaway would like to further review this checklist and redline the copy for the next Board meeting.
 - b. Filing 2 Landscaping Tracts: Mr. Noel discussed the tract turnover process and confirmed that all of the items discussed with Challenger during a previous landscape walk, including plant replacements, have been completed. The tracts are ready to be turned over to the District, with the understanding that Challenger will oversee the “pocket parks” of Tract D and Tract A to ensure that native seed is established. Director Pierce moved to accept Tracts A, C, D, and the right-of-ways on the North and South side of Bent Grass Meadows Drive in Filing No. 2, with the exception that Challenger will continue to monitor the establishment of the native seed in Tracts A and D through an acceptance agreement; seconded by Director Long. Motion passed unanimously.
 - c. Landscape Proposal Review: Mr. Noel presented the Weisburg proposal to convert the native grass areas along Bent Grass Meadows Drive to xeriscape for \$12,228.94. Director Pierce moved to table this proposal to 2025 so that it can be budgeted for appropriately; seconded by Director Ganaway. Motion passed unanimously. Mr. Noel presented the 2024-2025 snow removal contract from Weisburg with no increase in their hourly shoveling rates with the

addition of the sidewalk on the North side of Bent Grass Meadows Drive in Filing No. 2 and the sidewalks in front of the landscaping tracts in Filing No. 2. Director Long moved to approve the Weisburg snow removal contract as presented; seconded by Director Ganaway. Motion passed unanimously.

11. New Business:


- a. PILOT Agreement for International Development Company Preliminary Review: President Case II discussed with the Board the church that is planned for the Northwest corner of Meridian and Bent Grass Meadows Drive. Since a church is a non-profit, it could be a non-tax-paying entity and a PILOT Agreement can be established in order to collect payment from the entity rather than collecting taxes. Director Pierce moved to approve WSDM, legal counsel, land ownership, and the Board of Directors to work on the language and amount that is needed to enter into a PILOT Agreement; seconded by Director Ganaway. Motion passed unanimously.

12. Confirm and Set Next Meeting

- a. Next meeting scheduled for October 8, 2024 at 1:00 p.m.

13. Adjournment: With no further business, the meeting was continued to October 8, 2024 at 1:00PM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary