



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD OCTOBER 8, 2024 AT 1:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, October 8, 2024, at 1:00 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  
Lena Gail Case, Director

Also in attendance were:

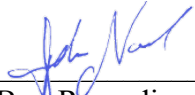
Adam Noel, WSDM  
Rebecca Harris, WSDM  
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.  
Ron Waldthausen  
Ryan Case  
Jacob Bahr, Resident  
Cara Van Meter, Resident  
Steven Lazarowitz, Resident

1. Call to Order & Introductions: President Case II called the meeting to order at 1:00 p.m. and confirmed a quorum was present.
2. Approval of the Agenda: Director Ganaway moved to approve the Agenda as presented; seconded by Director Lena Case. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on September 16, 2024: After review, Director Ganaway moved to approve the September 16, 2024 Minutes; seconded by Director Lena Case. Motion passed unanimously.
4. Public Comment: The public in attendance discussed their concern with the ongoing maintenance of the sidewalk/right-of-way on the East side of Bent Grass Meadows Drive toward the school.
5. Board President Report: There was no President Report.

6. Management Report: Mr. Noel mentioned to the Board and public in attendance that there is an area in Bent Grass Residential Filing No. 2 to the East of Niebrara that is currently for sale, but it is not currently under contract. Mr. Noel is in contact with the District landscaper in reference to the incomplete work along Bent Grass Meadows Drive and will meet with the landscaper to ensure the areas of concern are cleaned up and verify that plants/trees were all installed according to the contract.
7. Legal Matters: There were no legal matters.
8. Development Updates: Director Ganaway gave an update on the drainage channel and that the South side of the channel is completed and they are now starting a new structure on the North side. Erosion control blankets are being installed on the South side. Ron Waldthausen gave an update on the commercial side of the development and that there are still two out of the six lots that have not been sold. New buildings have been going vertical on Lots 1 and 2 of the commercial side and there are lease negotiations happening for potential tenants. President Case mentioned that there is a church potentially going in on the NW corner of Meridian and Bent Grass Meadows Drive, but there has been no additional update on the progress since last month. There are 18 acres located East of Falcon Storage that are planned to be additional storage/RV facilities and potentially a man-cave through Randy DeYoung.
9. Financial Report
  - a. Consider approval of final unaudited Financial statements dated September 30, 2024: Mr. Noel presented the updated unaudited financial statements dated September 30, 2024. After review, Director Pierce moved to approve the unaudited financial statements dated September 30, 2024; seconded by Director Lena Case. Motion passed unanimously.
  - b. Ratify approval of payables through October 8, 2024: Mr. Noel presented the payables through October 8, 2024 to be ratified. After review, Director Long moved to ratify approval of payables through October 8, 2024; seconded by Director Ganaway. Motion passed unanimously.
  - c. Draft 2025 Budget Review: Mr. Noel presented the draft 2025 budget to the Board, specifically notating facility/platting fees, election expenses, 2024 audit expenses, landscaping maintenance, and debt payments.
10. Old Business
  - a. Underdrain Discussion: President Case gave an update on past history with the District underdrains and planning ahead for maintenance of any installed underdrains. Director Ganaway announced that there are no current underdrains installed in the District, but she has updated the draft underdrain maintenance agreement so that the District may have this draft agreement in the future for any planned underdrains being installed. With no further action to be taken on this item, the underdrain discussion was tabled for 90 days.
  - b. PILOT Agreement for International Development Company Preliminary Review: President Case discussed that landowners, WSDM, and legal counsel are continuing to work through a PILOT Agreement for infrastructure costs and that additional numbers and negotiations are being made with more concrete numbers projected to be had by the November board meeting.
11. New Business: There was no new business.
12. Confirm and Set Next Meeting
  - a. Next meeting scheduled for November 5, 2024 immediately following the Annual Town-Hall scheduled at 10:00 a.m.

13. Adjournment: With no further business, the meeting was adjourned at 2:16 p.m.

Respectfully Submitted,  
WSDM District Managers



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By: Recording Secretary