



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD DECEMBER 3, 2024, AT 10:30 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, December 3, 2024, at 10:30 AM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

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

Also in attendance were:

Adam Noel, WSDM
Rebecca Harris, WSDM
Brenda Juarez, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P
Ron Waldthausen, Land First Inc.
Stephen Lazarowitz, resident (exited meeting at 11:04 am)

1. Call to Order/Introductions: President Case II called the meeting to order at 10:30 a.m. and confirmed a quorum was present.
2. Approval of Agenda: President Case II noted Item 10a on the Agenda will be for final review. President Case II also directed Mr. Noel to have Covenant Committee Updates to future Agendas. After discussion was made, Director Lena Gail Case moved to approve Agenda as amended, seconded by Director Peirce. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on November 5, 2024: After discussion, Director Lena Gail Case moved to approve Minutes from the board meeting on November 5, 2024, seconded by Director Peirce. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II reported that he met with a Representative of the King Soopers shopping center.
6. Management Report: Mr. Noel asked how the Board wanted to manage the issue of the basketball hoops being on the streets. Mr. Noel advised the design guidelines state in section 3.12 that portable basketball hoops should be approved by the committee or stored out of sight when not in use. After discussion, the Board directed WSDM to meet with the design/covenant committee to discuss the matter. Mr. Lazarowitz expressed concern that fines that are imposed do not get reviewed and approved by a committee or the Board before being imposed. Ms. Harris and Mr. Noel explained that WSDM was

hired by the District to manage and oversee covenant enforcement of CCRs that were written by the Metro District. Director Pierce, who is on the design/covenant committee, claimed she does not see an issue with the basketball hoops remaining on the streets. Ms. Harris advised of the liability concern should the wind blow them over. Ms. Harris also advised of the need for additional members to volunteer for the design/covenant committee. Mr. Lazarowitz expressed interest in joining the committee, and Ms. Harris advised that Mr. Noel would provide Mr. Lazarowitz with further information.

7. Legal Matters: There were no legal matters to discuss.
8. Development Updates: President Case II advised access to neighborhood has three ways to enter/exit. President Case II explained that discussion is being made regarding making the right-in to Woodmen Rd a right-out as well to assist with westbound traffic. Mr. Noel advised there is no update for the final approval for Channel improvements, but he will prepare a report for the following board meeting.
9. Financial Report:
 - a. Consider approval of unaudited Financial statements dated November 30, 2024: Mr. Noel advised that he will send the financial report, including the breakdown of the checking account, in mid-January.
 - b. Ratify approval of payables through December 3, 2024: Mr. Noel presented the payables through December 3, 2024, and noted that the second half of interest for the bond repayment on the debt service was made. After review, Director Long moved to approve the payables as presented through December 3, 2024, seconded by Director Pierce. Motion passed unanimously.
10. Old Business:
 - a. PILOT Agreement for International Development Company Final Review: President Case II explained the original PILOT Agreement was for the church that is being built in the neighborhood in which the church agreed to tentatively pay Land First Inc invoice directly instead of paying taxes.
 - b. Land First Inc. Reimbursement Request: Mr. Case II shared the revised Resolution which states that Land First Inc. will be reimbursed the full amount of \$569,000 by the District, and the church will then pay half of the Land First invoice directly to the District in lieu of paying taxes. After review, Director Pierce moved to approve the Resolution as presented, seconded by Director Lena Gail Case. Motion passed unanimously.
11. New Business:
 - a. Snow Removal: Mr. Noel conveyed that Ms. Ganaway asked the Board to discuss the snow removal at other mailbox kiosks in Filing No. 2, one of which is on Berwyn Loop. Ms. Ganaway wanted clarification from the Board of who is responsible for snow removal if a mailbox kiosk is adjacent to a homeowner's property. Ms. Harris suggested that the Board adopt a policy that the District approve the policy of amending the Weisberg contract to include snow removal in the area directly in front of the mailbox kiosks in question and not the adjacent sidewalks. Mr. Noel advised snow removal fees are billed hourly.
 - b. 2025 Bond Refinancing: Mr. Noel presented the bond status and advise that in 2025, the bond can be refinanced and overages can be used to pay off the bond's debt. Mr. Noel advised the current interest rate is 5.25%, and Ms. Harris reported that the interest rates are decreasing. Mr. Noel explained that WSDM is working with bond counsel/underwriting, Piper Sandler, to refinance the bond down to 4.35%. Ms. Harris advised refinancing could lower mill levies. Ms. Harris advised the bond will be callable in June 1, 2025. President Case II requested Ms. Harris to invite the bond counsel to join the next meeting for further discussion.
12. Confirm and Set Next Meeting:
 - a. Scheduled for January 7, 2025, at 10:30 AM: The Board confirmed the next meeting date scheduled for January 7, 2025, at 10:30 AM.

13. Adjournment: Meeting was adjourned at 11:38 a.m.

Respectfully Submitted,
WSDM District Managers

A handwritten signature in blue ink, appearing to read "John Nant", is written over the text "By: Recording Secretary".

By: Recording Secretary