

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD FEBRUARY 11, 2025, 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, February 11, 2025, at 10:30 a.m., via electronic means and telephone conference call: <https://video.cloudoffice.avaya.com/join/425501245>

Attendance

In attendance were Directors:

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

Also in attendance were:

Rebecca Harris, WSDM
Adam Noel, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie
Laci Knowles, D.A. Davidson & Co.
Andrew Wheeler, D.A. Davidson & Co.
Ryan Case
Ron Waldthausen, Land First Inc.
Stephen Lazarowitz, Resident

1. Call to Order/Introductions: President Case II called the meeting to order at 10:36 a.m. and confirmed a quorum was present.
2. Approval of Agenda: President Case recommended to move “New Business (d)” to the beginning of the meeting after public comment and for “New Business (b)” to be changed to Landscape Bid Discussion. Director Long moved to approve the Agenda as amended, seconded by Director Lena Gail Case. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on January 22, 2025: After discussion, Director Long moved to approve Minutes from the board meeting on January 22, 2025 as presented, seconded by Director Lena Gail Case. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. (Amended) D.A. Davidson Bond Refinance Discussion: Laci Knowles presented the current bond status of the District and gave the District an update on the potential bond refinance for 2025. After further discussion, Director Case moved to approve D.A. Davidson to prepare a team and send out a package to launch the bond refinance transaction as discussed in the presentation, seconded by Director Ganaway. Motion passed unanimously.
6. Board President Report: President Case II advised of no update beyond agenda items that would be addressed later in the meeting.
7. Management Report: Mr. Noel reported on the successful outcome of the community meeting held on the evening of February 6th. Homeowners came forward to Mr. Noel and announced their interest in

being on the covenant committee non-profit. After discussion, Director Ganaway moved to appoint residents Kirsten Bahr, Sarah Cleaveland, and Julian Fierro to the Covenant Committee as well as the Design Review Committee, seconded by Director Long. Motion passed with Director Pierce abstaining.

8. Legal Matters:

- a. Legal Counsel Review: There was no discussion.
- b. HB 24-1267 and Impartial Decision Makers: Mr. Susemihl provided the Board legal direction as to HB 24-1267 in that WSDM District Managers being unrelated to the compensation and has no direct benefit from the fines as indicated in the complaint raised by a homeowner.

9. Development Updates: Mr. Waldthausen announced to the Board that he is increasing the price of his remaining two lots and there is a new sign going up South of the 7-11 where the Dunkin' Donuts will be. President Case II gave an update on the development around the King Soopers and the Goodwill Store that is breaking ground. There is also a new Murphy Express going in to the North of the King Soopers Gas station.

10. Financial Report:

- a. Consider approval of unaudited Financial statements dated January 31, 2025: Mr. Noel presented the unaudited Financial statements dated January 31, 2025 and advised on the status of the checking account and what the money may be allocated to. Mr. Noel will receive further clarification on the interest that has been paid on the DeYoung Debt as presented in the financials and request Sue Gonzales with WSDM to add an interest item for the Land First, Inc. debt. After discussion, Director Peirce moved to approve the unaudited financial statements dated January 31, 2025 as amended and presented; motion was seconded by Director Lena Gail Case. Motion passed unanimously.
- b. Ratify approval of payables through February 11, 2025: Mr. Noel announced that there were no additional payables to review after the January 22, 2025 special meeting.

11. Old Business:

- a. Community Meeting/FAQ: Mr. Noel discussed the community meeting that was held on February 6th, and President Case II discussed the presentation he gave regarding the development of the Bent Grass Community in its entirety to provide clarification for the homeowners that were in attendance.
- b. (Amended) Landscape Bid Discussion: Mr. Noel announced that WSDM reached out to 4 landscapers in the area to be included in the bidding process for the 2025 landscaping contract. After discussion, the Board directed Mr. Noel and WSDM to reach out to additional landscapers for bids to be reviewed at the next regular board meeting.
- c. Reimbursement Review Continued: President Case II discussed the open reimbursements for the District to include the DeYoung Reimbursement, Land First Inc. Reimbursement, and potential storm water improvements in the subdivision and Bent Grass Meadows Drive repairs.

11. New Business: President Case II gave the District an update on the 2025 District Election this year.

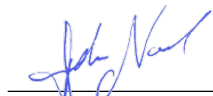
12. Confirm and Set Next Meeting:

- a. The board scheduled the next regular Board Meeting to be held on March 4th, 2025 at 10:30 a.m.

13. Adjournment: Meeting was adjourned at 11:49 a.m.

Respectfully Submitted,

WSDM District Managers



By: Recording Secretary