

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS  
OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD MARCH 4th, 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, March 4, 2025, at 10:30 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and via tele/videoconference:  
<https://video.cloudoffice.avaya.com/join/425501245>

Attendance

In attendance were Directors:

Randle Case II, President  
Bryan Long, Vice President/Secretary  
Stephanie Pierce, Treasurer (attended via teleconference)  
Lena Gail Case, Director  
Erin Smith, Director (attended via teleconference)

Also in attendance were:

Adam Noel, WSDM District Managers  
Rebecca Harris, WSDM District Managers  
Peter Susemihl, Susemihl, McDermott, and Downie  
Laci Knowles, D.A. Davidson & Co.  
Sean Murphy, Evergreen Development Group  
Ryan Case  
Sarah Cleaveland, Resident

1. Call to Order/Declaration of Quorum/Director Qualifications/Disclosure Matters: The meeting was called to order at 10:30 a.m. by President Case II. President Case II indicated that a quorum of the Boards was present. He stated that each Director has been qualified as an eligible elector of the districts pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Noel informed the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Noel reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. President Case II inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.
2. Approval of Agenda: Director Lena Gail Case moved to approve the Agenda; seconded by

Director Pierce. Motion passed unanimously.

3. Approval of the Minutes from Board Meeting on February 11, 2025: Director Long requested there be edits to correct Director Pierce's name in item 10a. as well as an addition of specific contract numbers in item 11c. President Case II requested there be additions to the January 7, 2025 approved meeting minutes to include the Weisburg Landscape Maintenance proposal being presented in the amount of \$12,600 for the year. President Case II requested there be additions to the January 22, 2025 approved special meeting minutes to include the current outstanding interest rate to reflect 5.25% on the bond issuance and the two developer reimbursements interest rates at 6.75%. The current borrowing cost of issuing a bond stands at 4.5%, but the bond counsel is hopeful that will come down further. After discussion, Director Long moved to approve Minutes from the board meeting on February 11, 2025 as amended, seconded by Director Pierce. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II discussed the urgency of Management to assist the ACC in having its first meeting.
6. Management Report: Mr. Noel discussed the new Covenant Committee and is currently scheduling a meeting in the month of March with the new members in order to get them started and give them background information. Mr. Noel announced that WSDM District Managers has received new platting invoice requests for three new properties located within the Falcon Meadows at Bent Grass Filing No. 3 development. There was also a buck slip received for Bent Grass Commercial Filing East for a lot South of the 7-11; the address is 8059 Meridian Park Drive. It is set for 1.46 acres and is proposed to hold a pediatric dental and orthodontics office.
7. Legal Matters: There were no legal matters to discuss.
8. Development Updates: President Case II introduced Sean Murphy with the Evergreen Development Group to discuss the development on the land on the South end of Bent Grass next to the School District and Mountain View Electric. Mr. Murphy discussed that they are processing their development plan for a commercial center for the Northeast corner of Bent Grass Meadows Drive and Woodmen Frontage Road. President Case II announced that the new strip retail center on the East side of Bent Grass there is proposed to be a Super Taco, Firehouse Subs, a pizza restaurant, and an autism school.
9. Financial Report:
  - a. Consider approval of unaudited Financial statements dated February 28, 2025: Mr. Noel discussed that the February financial statements will be reviewed at a later meeting.
  - b. Ratify approval of payables through March 4, 2025: Mr. Noel presented the payables packet and requested to include the newest Woodmen Hills Metro District bill in the amount of \$57.38, bringing the total payables amount to

\$8,913.98. After review, Director Long moved to ratify the payables through March 4, 2025; motion was seconded by Director Pierce. Motion passed unanimously.

10. Old Business:

- a. Review 2025 Landscape Contract Bids: Mr. Noel presented the five landscape proposals that were received for the 2025 landscaping season. After review, Director Pierce moved to approve the Fisk Lawnsapes landscape contract in the amount of \$13,788 under the premise that Weisburg Landscape Maintenance will install the two missing trees that were not previously installed and will work with Fisk Lawnsapes to ensure proper warranty on new trees are maintained, subject to further approval of the 2025-2026 Budget; motion was seconded by Director Ganaway. Motion passed unanimously.
- b. Bond Refinance Update and Action: Laci Knowles discussed that their team is currently at the first round of bond documents and are waiting for responses from the District and the Developers on the questionnaires. Bond counsel is looking for engineering reports from the parties involved that backs up the costs for what is being asked in reimbursement. Mr. Noel and Laci Knowles will schedule a separate call to discuss what is needed for the developer reimbursements so all documentation can be gathered.
- c. Election Update and Action: Mr. Susemihl discussed the present status of the 2025 Election and said that if only three self-nomination forms are received for the three open board seats, then the election may be canceled. If an election were to be held, then the District would expect to expense an estimated \$20,000. Director Pierce had to leave the meeting at 11:30 a.m.  
No action needed to be taken.

11. New Business: No new business.

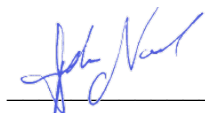
12. Confirm and Set Next Meeting:

- a. The board scheduled the next regular Board Meeting to be held on April 1, 2025 at 10:30 a.m.

13. Adjournment: Meeting was adjourned at 11:33 a.m.

Respectfully Submitted,

WSDM District Managers



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By: Recording Secretary