

**MINUTES OF THE SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS
OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD APRIL 1st, 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, April 1, 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 (attended via teleconference)
Peter Susemihl, Susemihl, McDermott, and Downie
Ron Waldthausen, Land First Inc.
Steven Lazarowitz, Bent Grass Resident
Andrew Wheeler, D.A. Davidson & Co.
Tiffany Liechman, Taft
Laci Knowles, D.A. Davidson & Co.
Sean Murphy, Evergreen Development

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 Board 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 as presented; seconded by Director Long. Motion passed unanimously.
3. Approval of the Minutes from Board Meetings on March 4, 2025 and March 19, 2025: Director Long moved to approve the board meeting minutes from March 4, 2025 and March 19, 2025 as presented; seconded by Director Pierce. Motion passed unanimously.
4. Public Comment (For items not on the Agenda): No public comment.
5. Board President Report: There was no Board President report, all will be discussed through the Agenda items.
6. Management Report:
 - a. Architectural Covenant Committee Update: Mr. Noel updated the Board that the Covenant Committee held their first meeting and was successful in appointing Sarah Cleaveland as President, Kirsten Bahr as Vice President, and Julian Fierro as Secretary. The frequency of these meetings will start at one time per month until further notice. Mr. Noel announced that Challenger has seven new lots invoiced for building permit fees since the last regular board meeting, between Falcon Meadows Filing Nos. two and three.
7. Legal Matters: There was no discussion by legal counsel.
8. Development Updates: Mr. Waldthausen announced that he has no sales to report on his developing lots and that there are currently two commercial lots remaining.
9. Financial Report:
 - a. Consider approval of unaudited Financial statements dated February 28, 2025: Mr. Noel presented the unaudited financial statements dated February 28, 2025. Director Pierce moved to approve the unaudited financial statements dated February 28, 2025 as presented; seconded by Director Lena Gail Case. Motion passed unanimously.
 - b. Ratify approval of payables through April 1, 2025: Mr. Noel
10. Old Business:
 - a. Bond Refinance Update – Review and Approve Bond Resolution: Director Pierce moved to approve designating President Case II as the primary contact of the Board of Directors to communicate with D.A. Davidson and legal counsel for bond closing, with Director Smith as a secondary contact; seconded by Director Lena Gail Case. Motion passed unanimously. Director Pierce moved to approve the Bond Resolution with the restrictions and parameters outlined on page eight of the Bond Resolution; seconded by Director Smith. Motion passed unanimously.
11. New Business:
 - a. Consider Approval of Easement Revisions from Evergreen Development: Mr. Murphy presented suggested easement revisions concerning the 38-acre property

just North of the Woodmen Frontage Road. The two easements under review are exceptions 31 and 30, which are no longer needed and should be vacated now that the Channel work is completed. Director Smith moved to authorize the officers of the District to execute the documentation to terminate the easements presented after the County and Federal processes have been satisfied; seconded by Director Long. Motion passed unanimously.

12. Executive Session to Receive Legal Advice on Contracts and Financing: No executive session.

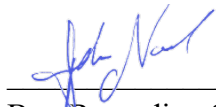
13. Confirm and Set Next Meeting:

- a. The board scheduled the next regular Board Meeting to be held on May 6, 2025 at 10:30 a.m.

14. Adjournment: Meeting was adjourned at 12:00 p.m.

Respectfully Submitted,

WSDM District Managers



By: Recording Secretary