

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD MAY 6, 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, May 6, 2025, at 10:30 am, at 119 North Wahsatch Ave and via tele/ videoconference: [https:// video.cloudoffice.avaya.com/ join/ 425501245](https://video.cloudoffice.avaya.com/join/425501245)

**Attendance:**

**In attendance were Directors:**

Randle W Case II,	President
Bryan T Long,	Vice-President/ Secretary
Lena Gail Case,	Director
Erin Smith,	Director

**Directors Attending Virtually**

Stephanie Pierce,	Treasurer
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**Also in attendance were:**

Adam Noel,	WSDM Managers
Rebecca Harris,	WSDM Managers
Peter Susemihl,	Susemihl, McDermott, and Downie
Sean Murphy,	Evergreen Development
Steven Lazarowitz,	Bent Grass Resident

**1. Call to Order:**

The meeting was called to order at 10:30 am by President Case II.

**2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters:**

President Case II indicated that a quorum of the Board was present, stating that each Director has been qualified as an eligible elector of the District 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. Mr. Noel inquired into whether members of the Board 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 Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

3. Approval of Agenda:  
Director Long moved to approve the Agenda as presented; seconded by Director Lena Gail Case. Motion passed unanimously.
4. Approval of April 1, 2025 Regular Board Meeting Minutes and April 25, 2025 Special Board Meeting Minutes:  
After review, Director Long moved to approve April 1, 2025 Regular Board Meeting Minutes as presented; seconded by Director Smith. Motion passed unanimously. After review, Director Pierce moved to approve April 25, 2025 Special Board Meeting Minutes as presented; seconded by Director Long. Motion passed unanimously.
5. Public Comment: There was no public comment for items on the agenda.
6. Board President Report: There was no additional report from the Board President outside of items listed on the agenda.
7. Management Report:
  - a. Architectural Covenant Committee Update: Mr. Noel announced that the Board of Directors appointed two members of the Board, Stephanie Pierce and Erin Smith, to fill the two vacancies on the Bent Grass Covenants.
  - b. Mr. Noel reported on the outstanding platting fees and building permit fees within the current development in Bent Grass Commercial East. Mr. Noel reported that the District is now performing two site visits per month for covenant enforcement, and the Covenant Enforcement Administrator, George Dufresne, will be returning in two weeks. The District landscapers are removing the tree wraps from the trees and overseeding the pocket parks within the community.
8. Legal Matters: Mr. Susemihl discussed sending out the Oaths of Office for the elected board members and getting them signed and filed.
9. Development Updates: Director Smith discussed that Challenger Communities is finishing up developing lots, the drainage channel has been fully blanketed and waiting on County acceptance. Mr. Murphy with Evergreen discussed that they have made progress with the county concerning access to the commercial sites. They have support from the County to create a new signalized access to the commercial center. Formal submittals to the County should occur within the next thirty days.
10. Financial Matters:
  - a. Approve Unaudited Financial Reports through March 31, 2025: Mr. Noel presented the unaudited financials. After discussion, Director Pierce moved to approve the Unaudited Financial Reports through March 31, 2025 with an amendment to add the interest line item to the Challenger Reimbursement; seconded by Director Long. Motion passed unanimously.
  - b. Ratify and Approve Payables through May 6, 2025: Mr. Noel presented the Payables for the period. After discussion, Director Smith motioned to approve the payables as presented; seconded by Director Lena Gail Case. Motion passed unanimously.

11. Old Business:

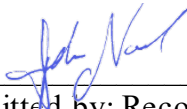
- a. Bond Refinance Update: President Case II has been meeting with Director Smith with assistance from counsel to get legal opinions and paperwork completed for the bond refinance. Closing is estimated to occur within the next few weeks and interest rates have been fluctuating between 5.75% and 6.25%.

12. New Business:

- a. Consider adoption of Fee Resolution Establishing Fine Schedule: Mr. Noel presented the Fee Resolution Establishing a Fine Schedule. After further discussion, President Case II suggested to table this item for a future meeting.
- b. Mr. Murphy discussed working with Challenger on vacating the easements that were previously discussed. There is currently no pushback on vacating the easements from the County or any other party involved. President Case II requested this item to be moved into old business going forward.

11. Adjourn: President Case II adjourned the meeting at 11:24 am.

- a. Next Regular Meeting scheduled: June 3, 2025 at 10:30 am.

A handwritten signature in blue ink, appearing to read "John Noel", written over a horizontal line.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 6, 2025, REGULAR MEETING MINUTES OF THE BENT GRASS METROPOLITAN DISTRICT.