



**BENT GRASS METROPOLITAN DISTRICT**

Regular Board Meeting  
Tuesday, March 5, 2024– 10:30 AM  
119 North Wahsatch Ave  
Colorado Springs, CO 80903,  
or

**Please join my meeting from your computer, tablet or smartphone.**

<https://video.cloudoffice.avaya.com/join/713363700>

**You can also dial in using your phone.**

United States: +1 (213) 463-4500

**Access Code: 713-363-700**

<b>Board of Director</b>	<b>Title</b>	<b>Term</b>
Randle W Case II	President	May 2025
Bryan T Long	Vice-President/ Secretary	May 2027
Stephanie Pierce	Treasurer	May 2025
Lena Gail Case	Director	May 2025
Erin Ganaway	Director	May 2027

**AGENDA**

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of the Minutes from Board Meeting on February 6, 2024 (see attached)
4. Public Comment (For items not on the Agenda)
5. Board President Report
6. Legal Matters
7. Development Updates
8. Financial Report
  - a. Consider approval of final unaudited Financial statements dated January 31, 2023 (see attached)
  - b. Ratify approval of payables through March 5, 2024
9. Old Business
  - a. Underdrain Discussion
10. New Business
  - a. Covenant Enforcement Update
11. Confirm and Set Next Meeting
  - a. Scheduled for April 2, 2024 at 10:30 AM
12. Adjournment





**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD FEBRUARY 6, 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, February 6, 2024, at 10:30 AM, at 119 N. Wahsatch Ave, Colorado Springs, CO, 80903, and 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

Also in attendance were:

Adam Noel, WSDM  
Kevin Walker, WSDM  
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

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 the Agenda: Director Long moved to approve the Agenda as presented; seconded by Director Ganaway. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on January 9, 2024: The Board noted corrections to the January Minutes. After review, Director Long moved to approve the January 9, 2023 Minutes as amended; seconded by Director Lena Gail Case. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II noted that District updates will be provided under the Agenda items.
6. Legal Matters: There were no legal matters.
7. Development Updates: President Case II discussed an \$8,000 County fee that was charged to Mr. Waldthausen's property called a traffic signal fee at Golden Sage. The Board discussed that this fee was charged in error and directed WSDM to assist with the process of getting the fees refunded.

Director Ganaway provided a Challenger development update and reported that they are working through Bent Grass filing 2 and channel work will begin in February. The Board discussed the snow removal on the sidewalk within the right of way. Mr. Noel will verify and direct Weisburg Landscaping as needed.

8. Financial Report

- a. Consider approval of final unaudited Financial statements dated December 31, 2023: Mr. Noel presented the updated unaudited financial statements dated December 31, 2023. After review, Director Long moved to approve the amended unaudited financial statements dated December 31, 2023; seconded by Director Lena Gail Case. Motion passed unanimously.
- b. Ratify approval of payables through February 6, 2024: Mr. Noel noted the payables will be emailed separately to the Board once the invoices are received. The Board tabled this item.

9. Old Business

- a. Underdrain Discussion: The Board discussed the issue of maintenance responsibility of the underdrains. Director Ganaway explained that underdrains were installed 20+ years ago and it was never identified who maintained them. The County has clearly stated that they will not be maintaining them, so the maintenance responsibility would fall to the districts where they are installed. Mr. Walker and the Board discussed the importance of additional research on this issue as well as creating an acceptance process and developing an underdrain plan. Mr. Walker suggested asking Woodmen Hills Metro District if they have an underdrain plan. The Board will discuss this issue further at the next meeting.

10. New Business: President Case II asked if feedback has been received from the community regarding the mill levy and assessed valuations. The Board discussed that no negative feedback has been received.

Mr. Noel discussed community code enforcement is driving the community once a month in the winter and it will increase to twice monthly during the growing season.

11. Confirm and Set Next Meeting

- a. Scheduled for March 5, 2024 at 10:30 a.m.

12. Adjournment: The Board unanimously adjourned the meeting at 11:42 a.m.

Respectfully Submitted,  
WSDM District Managers

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By: Recording Secretary



## Bent Grass Metropolitan District

## Balance Sheet

02/28/24

As of January 31, 2024

Accrual Basis

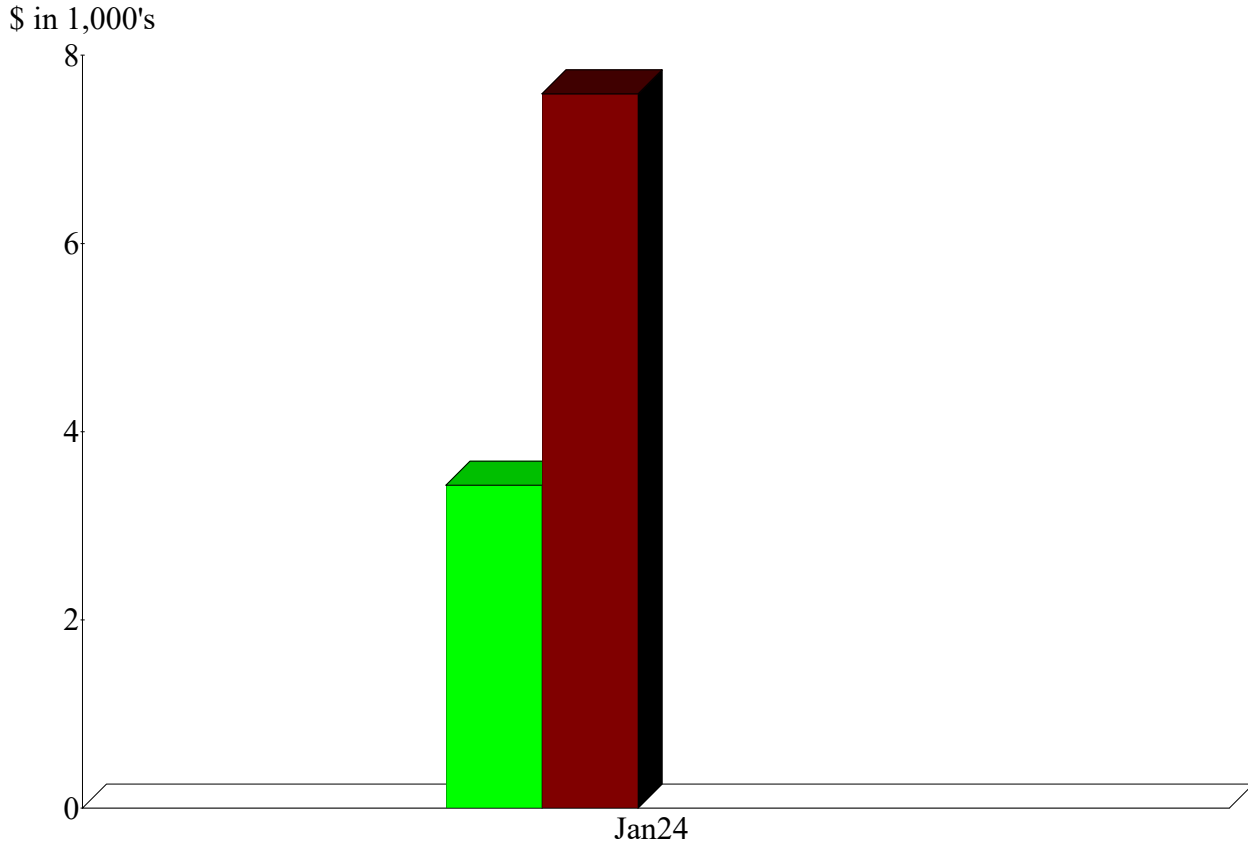
	Jan 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · BGMD Herring (CSB) Checking	953,148.44
1111 · UMB-2020 Bond Fund 153518.1	2,901.95
1112 · UMB-2020 Reserve Fund 153518.2	561,551.72
1113 · UMB-2020 Surplus Fund 153518.3	44,759.86
1115 · UMB-2020 Project Fund 153518.4	2,251.16
<b>Total Checking/Savings</b>	1,564,613.13
<b>Accounts Receivable</b>	
1210 · Accounts Receivable	1,500.00
<b>Total Accounts Receivable</b>	1,500.00
<b>Other Current Assets</b>	
1200 · Property Tax Rec-Debt Service	310,621.00
1215 · Property Tax -General Fund	103,234.00
<b>Total Other Current Assets</b>	413,855.00
<b>Total Current Assets</b>	1,979,968.13
<b>Fixed Assets</b>	
1540 · Accumulated Depreciation	-49,932.00
1560 · Landscaping & Ponds	500,000.04
<b>Total Fixed Assets</b>	450,068.04
<b>TOTAL ASSETS</b>	<b>2,430,036.17</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	10,518.77
<b>Total Accounts Payable</b>	10,518.77
<b>Other Current Liabilities</b>	
2015 · Developer Advance - DeYoung	807,348.00
2016 · Interest Payable - DeYoung	113,532.99
2020 · Deferred Property Tax-General	103,234.00
2022 · Deferred Property Tax Revenue	310,621.00
2030 · Interest Payable	29,531.25
<b>Total Other Current Liabilities</b>	1,364,267.24
<b>Total Current Liabilities</b>	1,374,786.01
<b>Long Term Liabilities</b>	
2-2020 · 2020 Bond Fund	
2-2021 · Interest Income - Debt	14.52
2-2020 · 2020 Bond Fund - Other	6,750,000.00
<b>Total 2-2020 · 2020 Bond Fund</b>	6,750,014.52
<b>Total Long Term Liabilities</b>	6,750,014.52
<b>Total Liabilities</b>	8,124,800.53
<b>Equity</b>	
3910 · Retained Earnings	-5,690,606.87
Net Income	-4,157.49
<b>Total Equity</b>	-5,694,764.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,430,036.17</b>

## Bent Grass Metropolitan District Profit & Loss Budget vs. Actual January 2024

	<u>Jan 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Fees</b>				
Facility Fees	0.00	30,000.00	-30,000.00	0.0%
Platting	0.00	55,000.00	-55,000.00	0.0%
<b>Taxes</b>				
Current - Debt	0.00	386,160.00	-386,160.00	0.0%
Current - O&M	0.00	111,227.00	-111,227.00	0.0%
Specific - Debt	0.00	27,031.00	-27,031.00	0.0%
Specific - O&M	0.00	7,786.00	-7,786.00	0.0%
<b>Total Taxes</b>	<u>0.00</u>	<u>532,204.00</u>	<u>-532,204.00</u>	<u>0.0%</u>
Traffic Signal	0.00	30,000.00	-30,000.00	0.0%
<b>Total Fees</b>	<u>0.00</u>	<u>647,204.00</u>	<u>-647,204.00</u>	<u>0.0%</u>
<b>Total Income</b>	<u>0.00</u>	<u>647,204.00</u>	<u>-647,204.00</u>	<u>0.0%</u>
<b>Gross Profit</b>	0.00	647,204.00	-647,204.00	0.0%
<b>Expense</b>				
Fees Due	0.00	6,000.00	-6,000.00	0.0%
6025 · Audit	0.00	10,000.00	-10,000.00	0.0%
6030 · Treasurer's Collection Fee - GF	0.00	1,668.00	-1,668.00	0.0%
6035 · Treasurers Collection Fee - DS	0.00	5,792.00	-5,792.00	0.0%
6060 · Bank Service Charges	117.11	5,010.00	-4,892.89	2.34%
6075 · Bond Expense				
Debt Service Interest	0.00	354,375.00	-354,375.00	0.0%
<b>Total 6075 · Bond Expense</b>	<u>0.00</u>	<u>354,375.00</u>	<u>-354,375.00</u>	<u>0.0%</u>
6145 · Copies & Postage	9.16	300.00	-290.84	3.05%
6160 · Dues and Subscriptions	0.00	1,500.00	-1,500.00	0.0%
6180 · Insurance	0.00	8,000.00	-8,000.00	0.0%
6570 · Professional Fees				
District Management	4,800.00	57,600.00	-52,800.00	8.33%
Landscaping Maintenance	1,331.81	25,000.00	-23,668.19	5.33%
6572 · Legal Fees	1,331.25	8,000.00	-6,668.75	16.64%
<b>Total 6570 · Professional Fees</b>	<u>7,463.06</u>	<u>90,600.00</u>	<u>-83,136.94</u>	<u>8.24%</u>
<b>Total Expense</b>	<u>7,589.33</u>	<u>483,245.00</u>	<u>-475,655.67</u>	<u>1.57%</u>
<b>Net Ordinary Income</b>	<u>-7,589.33</u>	<u>163,959.00</u>	<u>-171,548.33</u>	<u>-4.63%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
7010 · Interest Income	388.89	30,100.00	-29,711.11	1.29%
7011 · Bond Interest Income	3,042.95			
<b>Total Other Income</b>	<u>3,431.84</u>	<u>30,100.00</u>	<u>-26,668.16</u>	<u>11.4%</u>
<b>Net Other Income</b>	<u>3,431.84</u>	<u>30,100.00</u>	<u>-26,668.16</u>	<u>11.4%</u>
<b>Net Income</b>	<u><u>-4,157.49</u></u>	<u><u>194,059.00</u></u>	<u><u>-198,216.49</u></u>	<u><u>-2.14%</u></u>

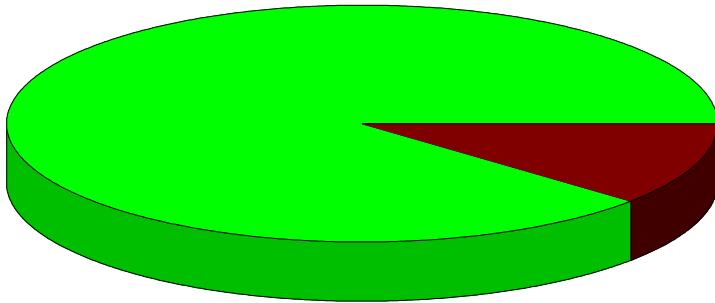
Income and Expense by Month  
January 2024

Income  
Expense



Income Summary  
January 2024

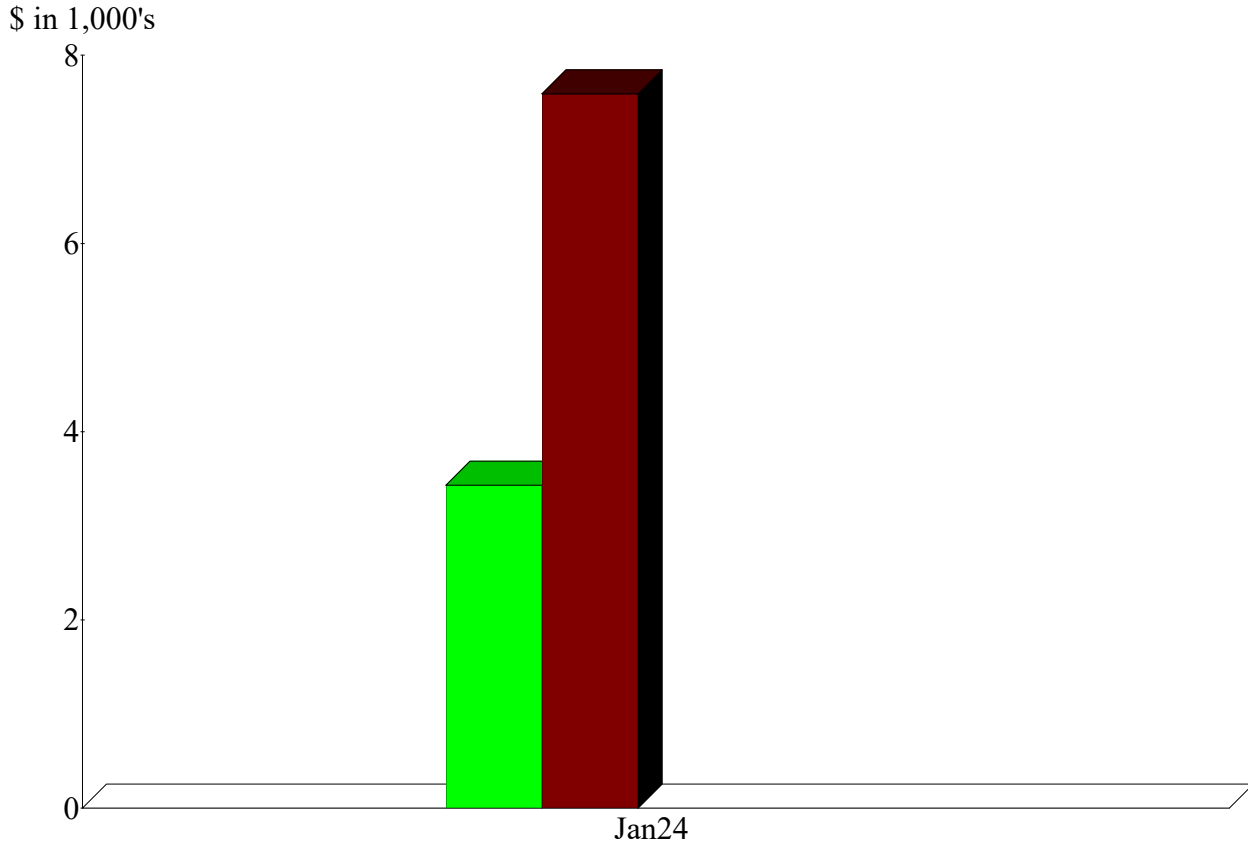
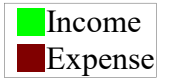
7011 · Bond Interest Income	88.67%
7010 · Interest Income	11.33
Total	\$3,431.84



By Account

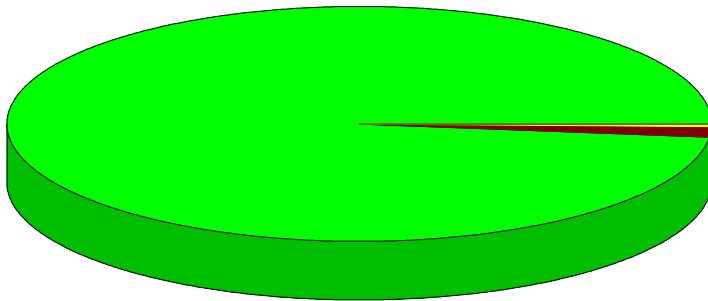


Income and Expense by Month  
January 2024



Expense Summary  
January 2024

<span style="color: green;">■</span> 6570 · Professional Fees	98.34%
<span style="color: darkred;">■</span> 6060 · Bank Service Charges	1.54
<span style="color: yellow;">■</span> 6145 · Copies & Postage	0.12
<b>Total</b>	<b>\$7,589.33</b>



By Account



# Bent Grass Metropolitan District

## PAYMENT REQUEST

2/15/2024

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Randle Case II	21524	2/15/2024	\$ 100.00	
Bryan Long	21524	2/15/2024	\$ 100.00	
Stephanie Pierce	21524	2/15/2024	\$ 100.00	
Lena Gail Case	21524	2/15/2024	\$ 100.00	
Erin Ganaway	21524	2/15/2024	\$ 100.00	
Hammers Construction, Inc	2023-SW-024.3	12/25/2023	\$ 300.00	
Hammers Construction, Inc	2023-SW-079.3	12/25/2023	\$ 300.00	
Special District Association	21524	2/15/2024	\$ 616.49	
Susemihl, McDermott & Downie, P.C	35875	12/31/2023	\$ 1,650.00	
Susemihl, McDermott & Downie, P.C	35932	1/31/2024	\$ 1,331.25	
Weisbirg Landscaping	54059	2/12/2024	\$ 255.00	
Weisbirg Landscaping	53854	1/31/2024	\$ 190.00	
Weisbirg Landscaping	53721	1/19/2024	\$ 65.00	
Weisbirg Landscaping	53661	1/31/2024	\$ 500.00	
Weisbirg Landscaping	53516	1/15/2024	\$ 190.00	
Weisbirg Landscaping	53400	1/11/2024	\$ 330.00	
Woodmen Hills Metro District	13123	1/31/2024	\$ 56.81	
Woodmen Hills Metro District	123123	12/31/2023	\$ 46.96	
WSDM District Managers	7841	1/31/2024	\$ 4,809.16	
<b>TOTAL</b>			<b>\$ 11,140.67</b>	

Herring Bank Before Payables	\$ 956,543.56
Payables for this month	-\$11,140.67
Herring Bank after Payables	<b>\$ 945,402.89</b>