



BENT GRASS METROPOLITAN DISTRICT

Regular Board Meeting
Tuesday, June 7, 2022– 10:30 AM
119 North Wahsatch Ave
Colorado Springs, CO 80903,
or

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

<https://global.gotomeeting.com/join/475264565>

You can also dial in using your phone.

United States: +1 (224) 501-3412

Access Code: 475-264-565

Randle Case II, President
Term to May 2025

Lena Gail Case, Director
Term to May 2025

Bryan Long, Vice President/Secretary
Term to May 2023

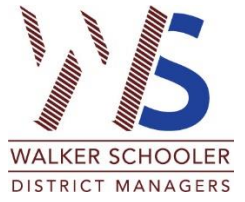
Randy DeYoung, Director
Term to May 2023

Stephanie Pierce, Director
Term to May 2025

AGENDA

1. Call to Order/Introductions
2. Approval of the Minutes from Board Meeting on March 1, 2022 (see attached)
3. Public Comment (For items not on the Agenda)
4. Board President Report
5. Manager's Report
 - a. Audit update
6. Development Updates
 - a. Residential and Commercial
 - b. Office Warehouse
 - c. Water availability for new development
7. Financial Report
 - a. Consider approval of unaudited Financial statements dated May 31, 2022 (see attached)
8. Old Business
9. New Business

10. Confirm and Set Next Meeting
 - a. Scheduled for July 5, 2022 at 10:30 AM
11. Adjournment





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD MARCH 1, 2022 AT 10:30 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, March 1, 2022 at 10:30 AM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Randle Case II, President
Lena Gail Case, Director
Bryan Long, Vice President/Secretary
Brian Bahr, Treasurer (by phone)
Randy DeYoung, Director (arrived late by phone)

Also in attendance were:

Kevin Walker, WSDM
Molly Gist, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.
Ron Waldthausen
Mike Mitchener, Bent Grass Resident

1. Call to Order & Introductions: President Case II called the meeting to order at 10:31 AM. President Case II confirmed a quorum was present with Director DeYoung joining virtually soon.
2. Approval of the Minutes from Board Meeting on December 7, 2021: Director Bahr moved to approve the December 7, 2021 Board Meeting Minutes as presented; seconded by Director Lena Gail Case. Motion passed unanimously with Director DeYoung excused.
3. Public Comment: Mr. Mitchener introduced himself as a resident at 7862 Berwyn Loop in Peyton Colorado. He addressed the Board and requested help for his situation as well as others that will be impacted by the neighborhood. He received a letter on last Thursday, February 24, 2022 stating that he was in covenant violation of parking a trailer on his lot. Action is to be taken by today. He noted it is very short notice to address this. The details of the violation state that boats, trailers, campers, and commercial vehicles, etc. cannot be parked on lots for extended time. He commented that he has lived in Colorado for about 6 months and simply loves it. He moved after his retirement from a career in Kansas. He looked to build a Challenger Home and picked a corner lot where the builder allowed them to change the layout and install a 50-amp electric box to plug in his RV. He drove around and noticed it was accepted common practice to allow RVs, campers, boats, and company vehicles in the drive and on lots in the area. He noted having his own RV

parked on his enclosed, fenced, developer enhanced lot would give security to watching his RV. The RV was previously stored in a well-lit gated RV and camper storage location with a code to access and cameras. The catalytic converter had been stolen while at the storage location which cost nearly \$1,000 to repair. Mr. Mitchener visited with his neighbors who had no problem with the RV in his fenced yard so he would be surprised if the neighbors reported the violation. It does not block the view of the mountains and he is very careful when taking in and out of the gate. He discussed his neighbors who should also be allowed to park and store as is common practice. There are at least 18 other violations including large work trailer, 3 fold-down campers, 7 flatbed work trailers, 1 covered stored car in a driveway, 3 large RVs in fenced yards, 2 large boats, and 1 ice cream truck. Mr. Mitchener respectfully requests the Board drop the citation and allow this common accepted practice to continue and change the wording of the Covenants. If not that, at least drop this citation violation for a period of time to investigate what Mr. Mitchener has discussed and make a decision based on that information, but not be egregious, arbitrary, capricious, or malicious to one person which is not in line with the current common allowed practice to the neighborhood. Mr. Mitchener thanked the Board for their time and effort to represent the needs in the area.

President Case II thanked Mr. Mitchener. Director DeYoung joined the meeting. Mr. Walker explained this is the first time violation letters have been sent out and the notification process started 18 months ago. A Bent Grass Covenant Committee has been established to discuss ways to enforce the covenants, but there are no actions such as fees or fines at this time. The Bent Grass Covenant Committee will be convening a meeting in the next 30 to 60 days. Mr. Walker noted they are looking for a resident to join the Covenant Committee if Mr. Mitchener is interested. Mr. Walker confirmed that Mr. Mitchener can keep his RV parked there for the time being with no penalty or action and Mr. Walker will be in touch. Mr. Susemihl explained the Board's role is to pay the cost for covenant enforcement and the Covenant Committee is responsible for enforcing the covenants.

4. Board President Report: President Case II presented the Board President Report. He noted this is the first meeting of 2022 and they have been operating the last two months on the Budget as well as preparing for the upcoming Election which will be discussed further later in the meeting.

5. Manager's Report

- a. Election Update: Mr. Susemihl reported that Director Bahr withdrew his nomination, and the Notice of Cancellation of the Election has been submitted for publication and the nominees have been declared the elected officials. Once the proof of publication is received, Mr. Susemihl will file the Notice of Cancellation and on May 4, 2022 he will distribute the new Oaths of Office. There will be one new Director to fill Director Bahr's vacancy and the rest of the Board will remain the same.
- b. Audit: Mr. Walker discussed the upcoming required District Audit. Mr. Walker requested the Board authorize the hiring of BiggsKofford to conduct the Audit. Director Bahr moved to approve the hiring of BiggsKofford for the Audit; seconded by Director Lena Gail Case. Motion passed unanimously.
- c. Covenant Enforcement Activities: Mr. Walker reported a review of potential violations was done in the last 30 days and 18 letters were sent to notify residents of violations. As discussed earlier, there is no specific penalty or mechanism to enforce violations at the moment since the Committee has not implemented a structure of fines and penalties yet. The Covenant Committee will be working on this matter in the next 30 to 60 days.

6. Development Updates

- a. Residential and Commercial: Mr. Waldthausen provided a development update and noted a letter of objection was received by the County regarding his plat approval. The County decided there should be a public hearing. President Case II discussed development updates in the area and noted new traffic signals at Bent Grass Meadow Drive and Meridian, as well as a new signal at the King Soopers entry point at Meridian.
- b. Office Warehouse: President Case II discussed the Office Warehouse site and noted it is being pursued as more residences by Aspen View Homes.
- c. Water Availability for New Development: Mr. Walker noted there is not much of an update due to communication struggles between the developers and engineers.

7. Financial Report

- a. Consider Approval of Unaudited Financial Statements dated January 31, 2022: Mr. Walker presented the Unaudited Financial Statements dated January 31, 2022. Mr. Walker discussed the bond funds and noted there is \$1.5 Million in project funds waiting for the next set of invoices from Challenger with \$3 Million already paid out of the project fund. After review, Director Bahr moved to approve the Unaudited Financial Statements dated January 31, 2022 as presented; seconded by Director Lena Gail Case. Motion passed unanimously.
- b. Consider Approval of Payables dated February 22, 2022: Mr. Walker presented the Payables dated February 22, 2022. After review, Director Bahr moved to approve the Payables dated February 22, 2022 as presented; seconded by Director Lena Gail Case. Motion passed unanimously.

8. Old Business: There was no discussion.

9. New Business: President Case II discussed that there is a Code Council that makes code requirements, and the Board can have a vote in how the code requirements are made at a national level. The HBA has encouraged Boards to get involved at a local district board level for land use decisions. The Board approved a membership to the Code Council last week and President Case II requested ratification of the approval. Mr. Walker explained an application to the International Code Council for membership was submitted and he is working on getting approval. The membership cost is \$145. Director Long moved to ratify the approval of joining the International Code Council; seconded by Director Bahr. Motion passed unanimously.

Mr. Waldthausen requested that Mr. Walker review plans for building an outlet structure into the District's pond. The Board acknowledges the request and has no concerns. Mr. Walker will review the plans.

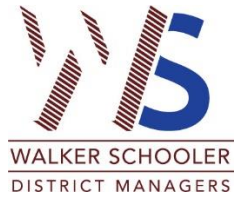
10. Confirm and Set Next Meeting:

- a. Scheduled for April 5, 2022 at 10:30 AM: President Case II noted he will need to join the April meeting virtually.

11. Adjournment: The Board adjourned the meeting at 11:11 AM.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary



Bent Grass Metropolitan District

Balance Sheet

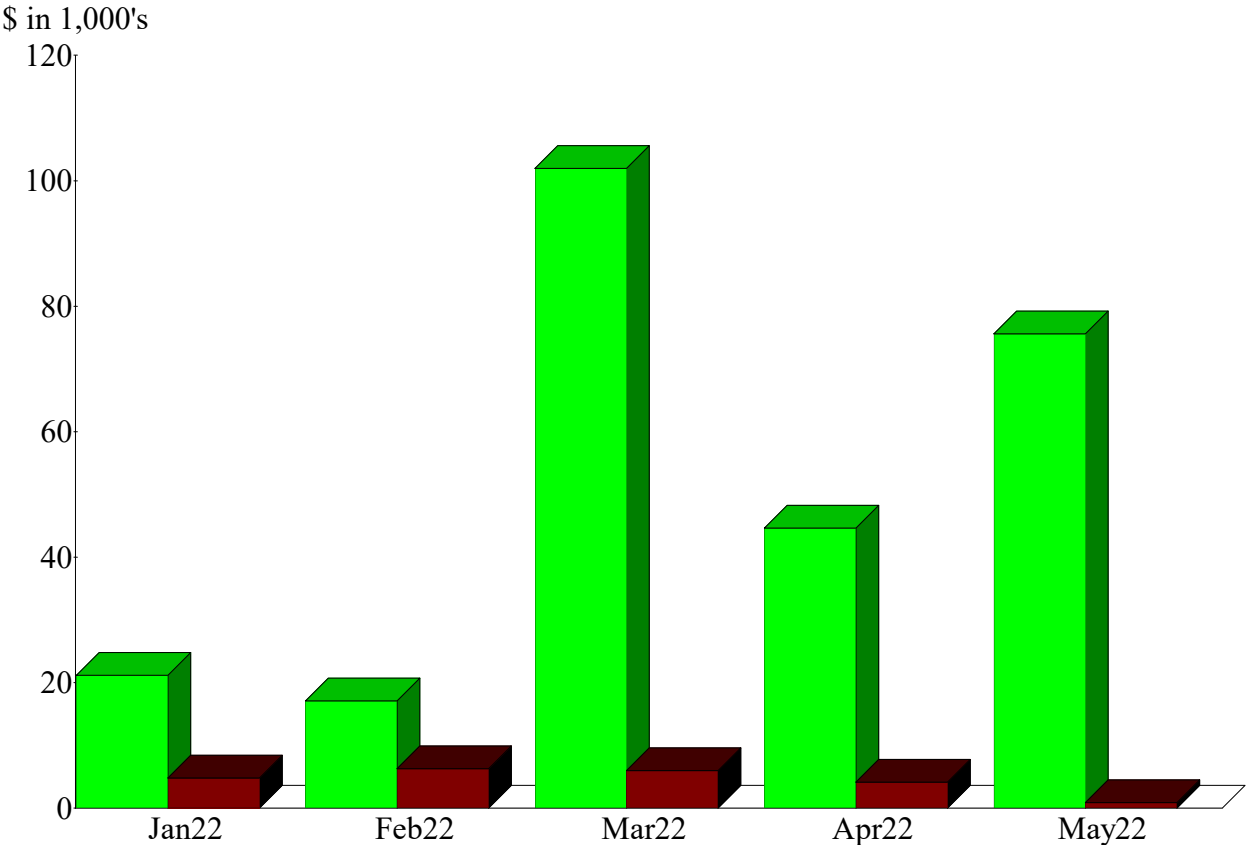
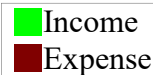
As of May 31, 2022

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1110 · BGMD Herring (CSB) Checking	593,375.74
1111 · UMB-2020 Bond Fund 153518.1	316,031.68
1112 · UMB-2020 Reserve Fund 153518.2	555,752.95
1115 · UMB-2020 Project Fund 153518.4	1,583,886.52
Total Checking/Savings	3,049,046.89
Accounts Receivable	
1210 · Accounts Receivable	12,000.00
Total Accounts Receivable	12,000.00
Other Current Assets	
1200 · Property Tax Rec-Debt Service	94,064.27
1215 · Property Tax -General Fund	27,093.65
Total Other Current Assets	121,157.92
Total Current Assets	3,182,204.81
Fixed Assets	
1550 · Construction	3,168,305.17
1590 · Construction in Progress	
Traffic Signal	58,707.44
1590 · Construction in Progress - Other	1,393,473.04
Total 1590 · Construction in Progress	1,452,180.48
Total Fixed Assets	4,620,485.65
TOTAL ASSETS	7,802,690.46
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	749.59
Total Accounts Payable	749.59
Other Current Liabilities	
2015 · Developer Advance - DeYoung	807,348.00
2016 · Interest Payable - DeYoung	54,495.99
2020 · Deferred Property Tax-General	27,093.65
2022 · Deferred Property Tax Revenue	94,064.27
Total Other Current Liabilities	983,001.91
Total Current Liabilities	983,751.50
Long Term Liabilities	
2-2020 · 2020 Bond Fund	
2-2021 · Interest Income - Debt	0.51
2-2020 · 2020 Bond Fund - Other	6,750,000.00
Total 2-2020 · 2020 Bond Fund	6,750,000.51
Total Long Term Liabilities	6,750,000.51
Total Liabilities	7,733,752.01
Equity	
3910 · Retained Earnings	-169,481.26
Net Income	238,419.71
Total Equity	68,938.45
TOTAL LIABILITIES & EQUITY	7,802,690.46

Bent Grass Metropolitan District
Profit & Loss Budget vs. Actual
January through May 2022

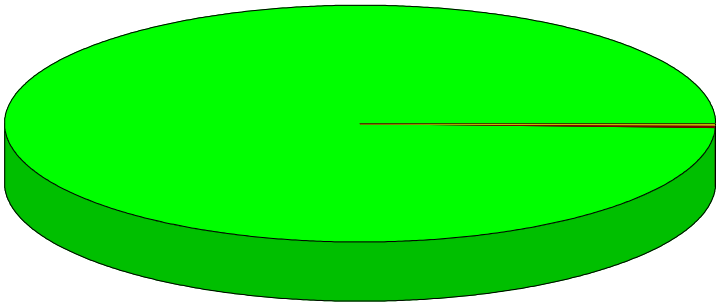
	TOTAL				
	May 22	Jan - May 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Facility Fees	7,000.00	30,500.00	25,000.00	5,500.00	122.0%
Platting	0.00	0.00	50,000.00	-50,000.00	0.0%
Taxes					
Current - Debt	40,690.34	123,104.83	217,169.10	-94,064.27	56.69%
Current - O&M	11,720.17	35,458.29	62,551.94	-27,093.65	56.69%
Specific - Debt	1,710.62	7,197.03	15,201.84	-8,004.81	47.34%
Specific - O&M	492.71	2,072.97	4,378.64	-2,305.67	47.34%
Total Taxes	54,613.84	167,833.12	299,301.52	-131,468.40	56.08%
Traffic Signal	14,000.00	61,000.00			
Total Fees	75,613.84	259,333.12	374,301.52	-114,968.40	69.29%
Total Income	75,613.84	259,333.12	374,301.52	-114,968.40	69.29%
Gross Profit	75,613.84	259,333.12	374,301.52	-114,968.40	69.29%
Expense					
Copies & Postage	0.00	126.42	300.00	-173.58	42.14%
6025 · Audit	0.00	0.00	9,000.00	-9,000.00	0.0%
6030 · Treasurer's Collection Fee - GF	175.80	531.87	938.28	-406.41	56.69%
6035 · Treasurers Collection Fee - DS	610.36	1,846.58	3,257.54	-1,410.96	56.69%
6060 · Bank Service Charges					
Lender/ Trustee Fees	0.00	0.00	4,000.00	-4,000.00	0.0%
6060 · Bank Service Charges - Other	0.00	0.00	600.00	-600.00	0.0%
Total 6060 · Bank Service Charges	0.00	0.00	4,600.00	-4,600.00	0.0%
6075 · Bond Expense					
Debt Service Interest	0.00	0.00	354,375.00	-354,375.00	0.0%
Total 6075 · Bond Expense	0.00	0.00	354,375.00	-354,375.00	0.0%
6160 · Dues and Subscriptions	0.00	1,143.00	800.00	343.00	142.88%
6180 · Insurance	0.00	0.00	7,500.00	-7,500.00	0.0%
6240 · Miscellaneous	0.00	0.00	3,000.00	-3,000.00	0.0%
6570 · Professional Fees					
Consulting	0.00	300.00			
Covenant Enforcement	0.00	0.00	6,000.00	-6,000.00	0.0%
District Management	0.00	13,333.48	36,000.00	-22,666.52	37.04%
Landscaping Maintenance	90.00	2,822.89	12,500.00	-9,677.11	22.58%
6572 · Legal Fees	0.00	1,978.29	8,000.00	-6,021.71	24.73%
Total 6570 · Professional Fees	90.00	18,434.66	62,500.00	-44,065.34	29.5%
6610 · Postage and Delivery	0.00	2.20			
Total Expense	876.16	22,084.73	446,270.82	-424,186.09	4.95%
Net Ordinary Income	74,737.68	237,248.39	-71,969.30	309,217.69	-329.65%
Other Income/Expense					
Other Income					
7010 · Interest Income	0.00	243.81	700.00	-456.19	34.83%
7011 · Bond Interest Income	0.00	927.51			
Total Other Income	0.00	1,171.32	700.00	471.32	167.33%
Net Other Income	0.00	1,171.32	700.00	471.32	167.33%
Net Income	74,737.68	238,419.71	-71,269.30	309,689.01	-334.53%

Income and Expense by Month
January through May 2022



Income Summary
January through May 2022

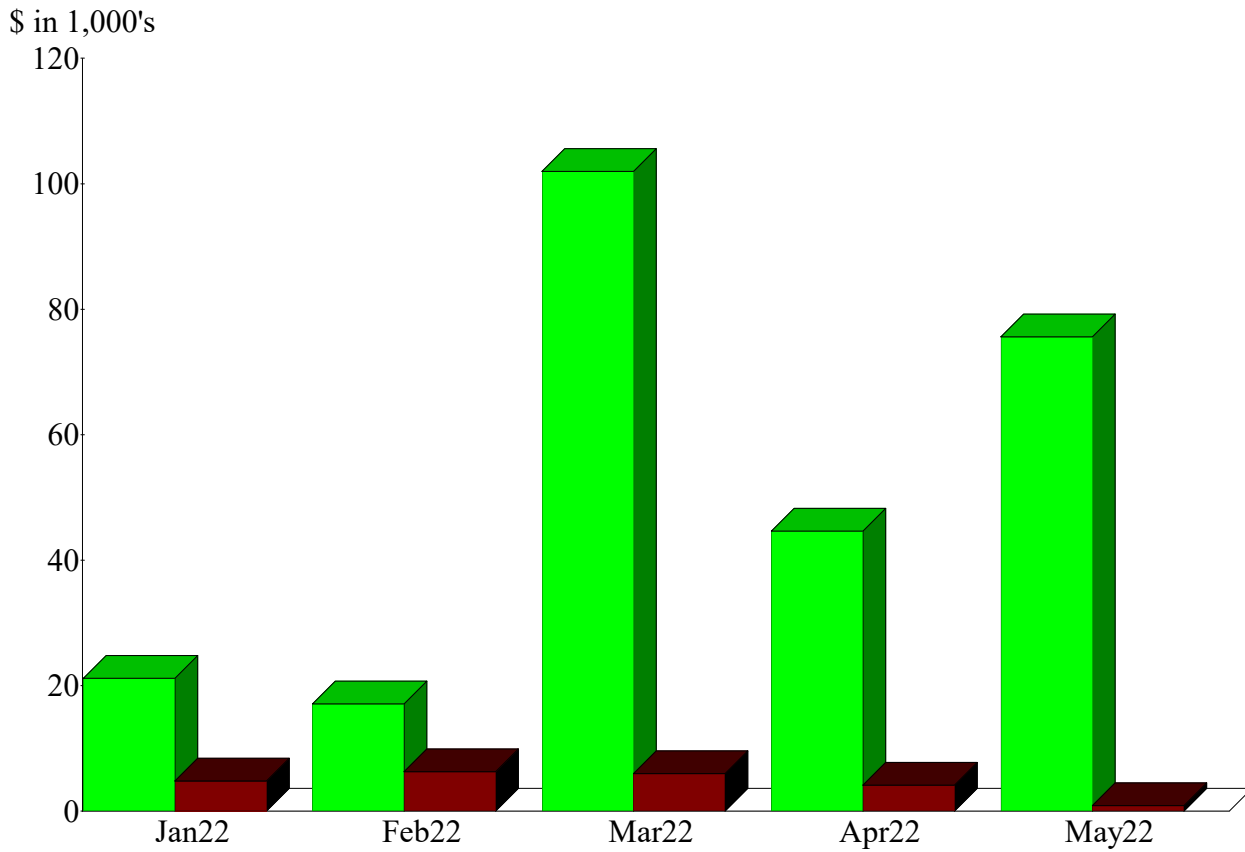
Fees	99.55%
7011 · Bond Interest Income	0.36
7010 · Interest Income	0.09
Total	\$260,504.44



By Account

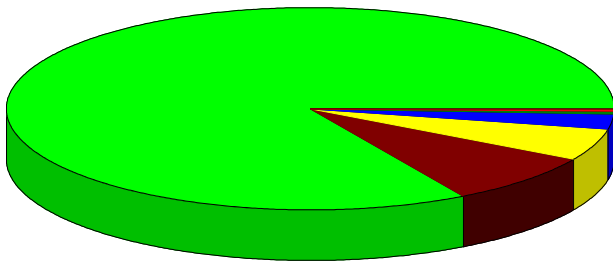
Income and Expense by Month January through May 2022

Income
Expense



Expense Summary January through May 2022

6570 · Professional Fees	83.47%
6035 · Treasurers Collection Fee - DS	8.36
6160 · Dues and Subscriptions	5.18
6030 · Treasurer's Collection Fee - GF	2.41
Copies & Postage	0.57
6610 · Postage and Delivery	0.01
Total	\$22,084.73



By Account

Bent Grass Metropolitan District
PAYMENT REQUEST

5/16/2022

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Walker Schooler District Managers	7051	4/30/2022	\$ 3,333.37		\$ 3,333.37	
Weisbirg Landscaping	45770	5/2/2022	\$ 90.00		\$ 90.00	
Woodmen Hills Metro District	14114-1/22	4/30/2022	\$ 37.34		\$ 37.34	
TOTAL			\$ 3,460.71	\$ -	\$ 3,460.71	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
UMB - Bent Grass Metro District	2022	5/10/2022	\$ 41,790.60		\$ 41,790.60	Apr-22
TOTAL			\$ 41,790.60		\$ 41,790.60	


_____, President
Bent Grass Metropolitan District

\$45,251.31