



BENT GRASS METROPOLITAN DISTRICT

Regular Board Meeting

Tuesday, August 5, 2025– 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/425501245>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 425-501-245

Board of Director	Title	Term
Randle W Case II	President	May 2029
Bryan T Long	Vice-President/ Secretary	May 2027
Stephanie Pierce	Treasurer	May 2029
Troy Smith	Director	May 2029
Erin Smith	Director	May 2027

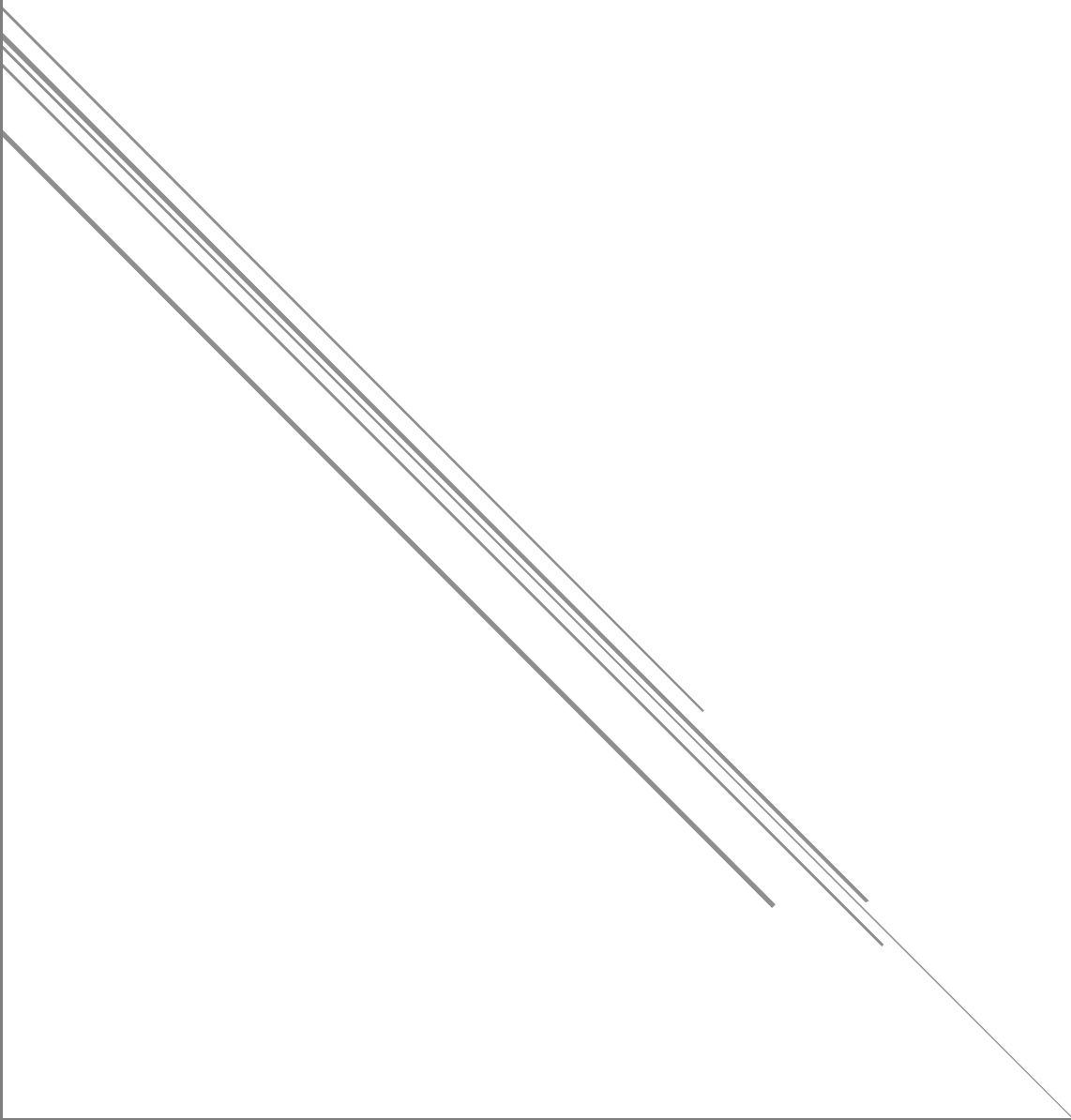
AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of the Minutes from Board Meeting on July 1, 2025 (see attached)
4. Public Comment (For items not on the Agenda)
5. Board President Report
6. Management Report
7. Legal Matters
8. Development Updates
9. Financial Report
 - a. Consider approval of unaudited Financial statements dated June 30, 2025 (under separate cover)
 - b. Ratify approval of payables through August 5, 2025 (see attached)
10. Old Business
 - a. Evergreen Development Easements
 - b. Bent Grass Meadows Drive Repair
 - c. Bent Grass Park Discussion
11. New Business
 - a. Falcon Meadows Annexation Discussion
12. Confirm and Set Next Meeting
 - a. Scheduled for September 2, 2025 at 10:30 AM

13. Adjournment



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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JULY 1, 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, July 1st, 2025, at 10:30 am, at 119 North Wahsatch Ave and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/425501245>

Attendance:

In attendance were Directors:

Randle W Case II,	President
Erin Smith,	Director (excused at 12pm)

Directors Attending Virtually

Bryan T Long,	Vice-President/Secretary
Stephanie Pierce,	Treasurer
Troy Smith,	Director

Also in attendance were:

Adam Noel,	WSDM Managers
Rebecca Harris,	WSDM Managers
Ron Waldthausen,	Land First, Inc.
Sean Murphy,	Evergreen Development
Steven Lazarowitz,	Bent Grass Resident
Ken Anderson,	Bent Grass Resident
Hilary Johnson,	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 Erin Smith. Motion passed unanimously.

4. Approval of June 3, 2025 Regular Board Meeting Minutes:

After review, Director Long moved to approve June 3, 2025 Regular Board Meeting Minutes as presented; seconded by Director Erin Smith. Motion passed unanimously.

5. Public Comment:

Discussion questions were raised by those residents in attendance to include concerns of the overgrown weeds and trees along Bent Grass Meadows Drive where the large undeveloped property across from District 49 building and the storage unit building is which will be researched further by WSDM, safety concerns from residents crossing Bent Grass Meadows Drive since there are no crosswalks.

6. Board President Report: There was no additional report from the Board President outside of items listed on the agenda.

7. Management Report:

Mr. Noel discussed the recent annexation of specific lots in the new Falcon Meadows Filings into the existing Covenants, Conditions, and Restrictions. A majority of the new lots being developed were already sold before they were annexed into the Covenants, Conditions, and Restrictions which raises concerns from Management regarding enforcement of those covenants in those areas. This annexation issue will be addressed with legal counsel and the Architectural Committee and tabled to the August board meeting. Mr. Noel discussed multiple residents in the community reporting irrigation leaks, so Mr. Noel requested Fisk Lawnsapes to inspect the irrigation system regularly in an attempt to catch these leaks before they become a problem. Mr. Noel announced that Wisdom Management will be moving offices starting August 1, 2025.

8. Legal Matters: There were no additional legal matters brought from legal counsel.

9. Development Updates:

Director Smith discussed that Challenger Communities is currently continuing with the home building phase and are in the process of getting everything accepted by the County into preliminary acceptance in order to start the 2-year warranty phase on the roads and the channel. Mr. Waldthausen announced that they have sold their last two lots in the commercial development and there will potentially be a school for kids on the autism spectrum and a Dunkin' Donuts. There is an eight acre parcel North of Bent Grass Meadows Drive and the gas station that is slated to be a Life Church as they are getting through land use approvals with the County. Mr. Murphy with Evergreen discussed that they are currently under contract to purchase the two parcels on the Northeast corner of Bent Grass Meadows Drive and the Woodmen Frontage Road, as well as the additional adjacent parcel to the North. Mr. Murphy presented the concept plan for the development and how the traffic pattern will be altered along the Woodmen Frontage Road. Mr. Murphy also discussed that Evergreen Development are meeting regularly with Falcon School District No. 49 for long-term plans for the school district property.

10. Financial Matters:

- a. Public Hearing on 2024 Budget Amendment: Director Erin Smith moved to go into public hearing at 11:27 AM. Mr. Noel presented the 2024 Budget Amendment. With no public comment, Director Erin Smith moved out of public hearing at 11:34 AM. After discussion, Director Erin Smith moved to approve the 2024 Budget Amendment Resolution to amend the General Fund from \$118,949 to \$122,824; the Debt Service Fund from \$476,567 to \$364,799; and the Capital Projects Fund from \$10 to \$682,538; seconded by Director Pierce. Motion passed unanimously.
- b. Approve Unaudited Financial Reports through May 31, 2025: Mr. Noel presented the unaudited financials. After discussion, Director Pierce moved to table the Unaudited Financial Reports through May 31, 2025; seconded by Director Erin Smith. Motion passed unanimously.
- c. Ratify and Approve Payables through July 1, 2025: Mr. Noel presented the Payables for the period. After discussion, Director Pierce motioned to approve the payables as presented; seconded by Director Erin Smith. Motion passed unanimously.

11. Old Business:

- a. Bond Refinance Update: President Case II announced that the District closed on the bond refinance on June 12, 2025 at a final interest rate of 5.75%.
- b. Evergreen Development Easements: Mr. Murphy and his team is continuing to gather information and is waiting for their next County meeting.

12. New Business:

- a. Review and Consider Approval of Fisk Lawnsapes Bid for Monument Sign Enhancement: Mr. Noel presented the updated Fisk Lawnsapes bid for enhancement of the entry monument sign to include only small mulch areas under the new plants in order to better absorb the moisture, but leaving the same number of plants being installed while confirming that the plants will have drip irrigation. Director Pierce moved to approve the Fisk Lawnsapes bid in the amount of \$2,589; seconded by Director Troy Smith. Motion passed unanimously.
- b. Bent Grass Meadows Drive Repair: Director Erin Smith discussed that Challenger Communities is recommending that the Bent Grass Metropolitan District pay for the Bent Grass Meadows Drive repairs using the funds available. Challenger Communities is in the process of requesting bids for these repairs and should have them in by July 14 to then be presented to the Board at the August board meeting. Mrs. Harris explained that any project that the Metro District takes on over \$120,000 is required to go through a public bid process where it is posted in a local paper. Director Erin Smith will weigh the options of a public bidding process or presenting a reimbursement agreement. This item was tabled until the August board meeting.
- c. Bent Grass Park Discussion: Director Erin Smith presented options for the Metro District and Challenger Communities on building and funding the new parks that are planned for the community. This item is to be tabled and discussed further at the August board meeting.

15. Adjourn: President Case II adjourned the meeting at 11:56 am.

- a. Next Regular Meeting scheduled: July 1, 2025 at 10:30 am.

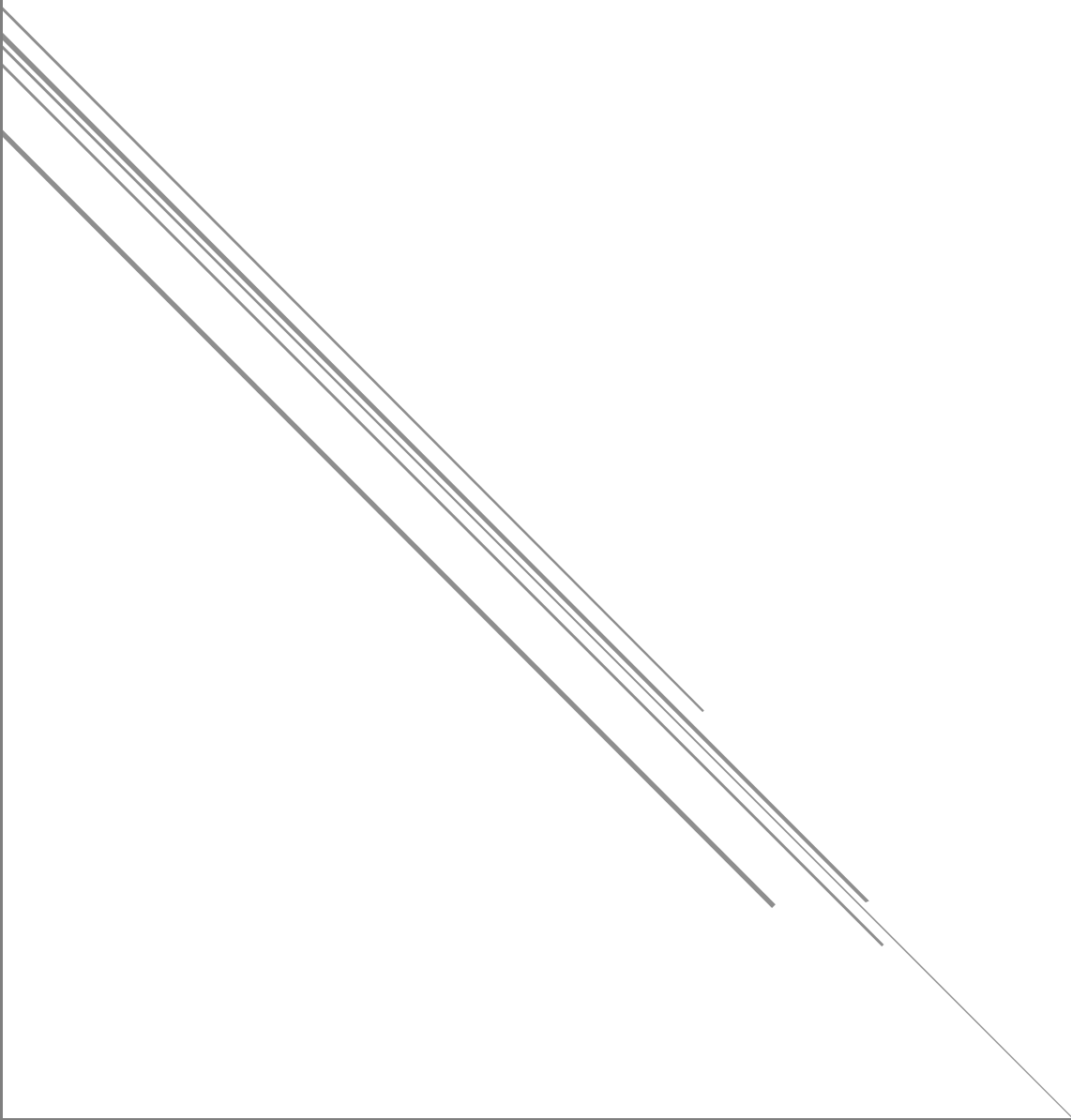
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 1, 2025, REGULAR MEETING MINUTES OF THE BENT GRASS METROPOLITAN DISTRICT.

Approved by: Secretary of the Board



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Bent Grass Metropolitan District

PAYMENT REQUEST

7/22/2025

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Randle Case II	70125RC	7/1/2025	\$ 100.00	
Bryan Long	70125BL	7/1/2025	\$ 100.00	
Stephanie Pierce	70125SP	7/1/2025	\$ 100.00	
Troy Smith	70125TS	7/1/2025	\$ 100.00	
Erin Smith	70125ES	7/1/2025	\$ 100.00	
Fisk Lawnsapes	655320	5/27/2025	\$ 585.00	
Fisk Lawnsapes	655703	6/30/2025	\$ 130.00	
Fisk Lawnsapes	655718	7/1/2025	\$ 1,149.00	July Monthly Contract
Fisk Lawnsapes	655819	7/17/2025	\$ 2,589.00	Entrance Sign
Fisk Lawnsapes	655835	7/22/2025	\$ 268.00	
Susemihl, McDermott & Downie, PC	37340	6/30/2025	\$ 949.50	
Woodmen Hills Metro District	63025	6/30/2025	\$ 613.45	Partial Credit Applied
WSDM Managers	885	6/30/2025	\$ 5,127.16	
TOTAL			\$ 11,911.11	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB - Bent Grass Metro District	071025	7/10/2025	\$ 138,097.02	June Pledged Revenue
TOTAL			\$ 138,097.02	

\$150,008.13

Bent Grass Metropolitan District

Herring Bank Before Payables	\$	316,378.16
Payables for this month	\$	(150,008.13)
Herring Bank after Payables	\$	166,370.03