

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD JANUARY 28, 2014 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, January 28, 2014 at 10:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

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| <u>Attendance</u> | <u>In attendance were Directors:</u><br>Randle Case II, President<br>Lindsay Case, Secretary (by phone)<br>Bryan Long, Director<br>Brian Bahr, Director | <u>Also in attendance were:</u><br>Pete Susemihl, Susemihl, McDermott<br>& Cowan, P.C.<br>Terry Schooler, Schooler & Assoc.<br>Lori VonFeldt, Schooler & Assoc.<br>Ron Waldthausen<br>Tonya Reilly<br>Randy DeYoung |
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1. Call to Order & Certification of the Agenda:-

Director Randle Case II called the meeting to order at 10:40 a.m.

2. Approval of Minutes & Excusal:

The Board excused Randle Case and tabled approving the minutes until the next meeting.

3. Review of the Financials:

Director Randle Case II indicated that after looking over the yearend activities it was determined that additional bond sales would be needed to reimburse the General Fund of approximately \$26K and pay some additional capital expenses that have been received. The Board discussed some of the capital costs that were over budget and Mr. Waldthausen stated that asphalt and a few other items ended up costing more than originally projected. Director Randle Case II noted that the overruns were still within the contingency if there had been one put into the budget. Director Randle Case II requested that the final goals for construction be figured out.

4. 2014 Budget Items and Authorization for Sale of Additional Bonds:

After some discussion regarding the expenses over the next 90 days, Director Long motioned to authorize the sale of \$40K for the second bond tranch seconded by Director Lindsay Case. Motion passed with Director Bahr abstaining.

Director Bahr motioned to approve the current invoices pending the final documentation of the second tranch of bonds of \$40K seconded by Director Long. Motion passed.

5. District Manager Report:

Mr. Schooler indicated that there was nothing new to report.

6. District Development Priorities:

A. Development & Market Update-

Director Bahr stated that they continue to move forward and will transition from residential to commercial, but there are still some issues that will need to be worked out with Woodmen Hills and utilities.

Mr. DeYoung reported that the mini storage warehouse is expanding with possibly 3 more buildings.

B. Review and Improvements funding-  
See items 3 and 4.

C. Proposed Bent Grass Metro District Construction Reimbursement Obligations Policy Statement-

Director Randle Case II asked the Board their thoughts on how to deal with the drainage policy since the County and City deal with it differently. Director Bahr asked what the obligations of the District are since it serves the entire sight and if there would be reductions in fees and then how to manage the drainage improvements to keep it equitable? The Board indicated that it still needs to be figured out. Mr. Waldthausen directed the Board to a map showing the items that the County would give credits for. Mr. Waldthausen stated that there were more drainage items to be dealt with and the maintenance would fall to the District, HOA, or landowner. Mr. Waldthausen stated further that a new drainage plan was drafted by Matrix, but was objected to because the fees were too high. Mr. Schooler recommended meeting with the County Engineer and running the numbers out to see who will take care of it. The Board concurred. Mr. Schooler indicated that the issue with the District taking over now is that there is not enough revenue coming in yet, but once the District is established the 10 Mills coming in for O&M would probably be sufficient if there is a lower maintenance landscaping installed. Director Bahr indicated the he would meet with his team to set up the necessary meetings to be able to move forward with the Reimbursement Policy Resolution.

#### 7. Updates:

A. Bent Grass Meadow Drive-

Director Randle Case II reported that the south side of Bent Grass Meadow Drive is being finalized for submission and they are still waiting for the support letter from D49.

B. Woodmen Road Access Plan Revision-

There was no discussion.

#### 8. Audit Consultant Contract:

The Board discussed the need for a long form audit exemption since revues exceeded \$500K. Director Randle Case II asked if a second firm was contacted and Mr. Susemihl indicated that because it was a service to the District a second proposal wasn't needed. Director Bahr motioned to acquire BiggsKofford for the audit exemption seconded by Director Long. Motion passed.

#### 9. Old Business:

There was no discussion.

#### 10. New Business:

There was no discussion.

#### 10. Other Business:

A. The next meeting was scheduled for March 4, 2014 at 10:30 a.m.

11. Adjournment:

The meeting was adjourned at 12:12 p.m.

Respectfully Submitted,

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Terry E. Schooler, Manager