

**MINUTES OF A CONTINUED MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD APRIL 29, 2014 AT 10:30 A.M.**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, April 29, 2014 at 10:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

<u>Attendance</u>	<u>In attendance were Directors:</u>	<u>Also in attendance were:</u>
	Randle Case II, President (by phone)	Pete Susemihl, Susemihl, McDermott & Cowan, P.C.
	Brian Bahr, Director	Terry Schooler, Schooler & Assoc.
	Bryan Long, Vice President	Lori VonFeldt, Schooler & Assoc.
	Lindsay Case, Director	Autumn Mason, Schooler & Assoc.
		Ron Waldthausen
		Tonya Reilly (by phone)
		Randy DeYoung

1. Call to Order & Certification of the Agenda:-

Director Lindsay Case called the meeting to order at 10:30 a.m.

2. Approval of Minutes & Excusal:

Director Randle Case was absent and excused.

Director Bahr moved to elect Director Long as the Vice President of the Board seconded by Director Lindsay Case. Motion passed.

Approval of the March 11, 2014 meeting minutes were tabled until the next meeting.

3. Review of the Financials:

After the Board reviewed the expenses, Director Lindsay Case motioned to approve the invoices as presented seconded by Director Bahr. Motion passed.

4. 2014 Budget Items:

There was no discussion.

5. District Manager Report:

Mr. Schooler stated that there was nothing new to discuss.

6. District Development Priorities:

A. Development & Market Update-

Mr. Waldthausen said that, regarding the commercial piece, they were processing filing 2 with a total of 3 lots. Jeff Hodsdon is doing the traffic report and Classic Engineering is completing the design for the acceleration lane. Mr. Waldthausen is expecting construction to start in September unless the County accepts the resolution from the Board and waives the need for the acceleration

lane. Director Bahr indicated that they would be extending the water main on the north side of the District in the next six weeks to get it to the residential side of the project.

B. Review and Improvements funding-

Mr. Schooler stated that Board direction was still needed.

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

Director Randle Case II asked about the updated list of improvements and Director Bahr indicated that he would get a budget of improvements to the Board.

D. Public Improvements Resolution-

Director Bahr moved to approve the Bent Grass Metro District Construction Reimbursement Obligation Policy Statement Resolution in concept. Seconded by Director Lindsay Case. Motion Passed.

7. Updates:

A. Bent Grass Meadow Drive-

Director Bahr reported that the County has approved 25 single family units without having Bent Grass Meadows Drive go all the way through, but a fire access would be needed and it would be closed off to public traffic. They will then be able to get 100 units in a different phase once the 1,000 feet of road is in place that will be constructed by a draw of additional bonds. Regarding the access over the District's Bent Grass Meadows Drive right of way, Director Randle Case II indicated that the County is requiring a construction and maintenance agreement in conjunction with Rivers Development's applications. The Board reviewed a draft agreement.

Director Long moved to approve the Resolution for Bent Grass Metro District Access Construction & Maintenance Agreement with Rivers Development and authorizing the appropriate officers to execute the Agreement. Seconded by Director Lindsay Case. Director Bahr abstained. Motion Passed.

The Board briefly discussed drainage credits for the road improvements and Mr. Waldthausen indicated that the details were still being worked out and that they were still working under the County's old fee structure for now.

B. Woodmen Road Access Plan Revision-

Director Randle Case II stated that they received the final documentation regarding the access deviation from the County yesterday and instead of submitting it to the planners they will be working with a third party to work out some issues, which may be combined with other activities.

8. Audit Consultant Contract:

Ms. VonFeldt reported that the Audit Exemption was completed and submitted to the State.

9. Old Business:

There was no discussion.

10. New Business:

There was no discussion.

11. Other Business:

The next regular scheduled meeting was set for June 3, 2014 at 10:30 a.m.

12. Adjournment:

The meeting was adjourned at 11:09 a.m.

Respectfully Submitted,

Terry E. Schooler, Manager