



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD AUGUST 7, 2018 AT 1:00 PM**

Pursuant to posted notice, the meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, August 7, 2018 at 1:00 PM, at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President/Secretary
Lena Gail Case, Director
Brian Bahr, Treasurer
Brad Lam, Director

Also in attendance were:

Peter Susemihl, Susemihl, McDermott & Cowan, P.C.
Steven K. Mulliken
Kevin Walker, WSDM
Lori VonFeldt, WSDM
Kristina Kulick, WSDM
Ron Waldthausen (1:16 PM)

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

The meeting was called to order at 1:08 p.m.

2. Approval of June 25, 2018 Minutes:

The Board tabled the approval of minutes for the next scheduled meeting.

3. Public Comment (for items not on the agenda):

President Case asked for public comment. There was no public comment.

4. Review of the Financials and Approval of Payables:

Ms. VonFeldt presented the payables bringing a landscaping invoice to the Board's attention for \$532.54 for Woodmen Hills water. Director Bahr moved to approve the payables; seconded by Director Long. Motion passed unanimously. There were no other updates. President Case noted that the District will probably have less platting and permit fees. Ms. VonFeldt said the platting fees received were only for commercial and there have been no permit fees this year. President Case asked Director Lam if his property taxes have increased. Director Lam said he was surprised

at how high they were after his assessment but did not get any notice that they were going to be higher.

5. Board President Report:

President Case handed out an Agenda Item Summary from the May 8, 2018 Board of County Commissioners meeting. He pointed out the page that shows the Bent Grass connection right-in, right-out that has been approved. They would also like a left-in, but that has not been approved and has been in discussion for 11 years. Director Bahr asked if it is to serve the King Soopers. President Case said it is just for the District properties. Director Bahr asked if the District would pay for the infrastructure. President Case said that he has asked Woodmen Road Metropolitan District since it would benefit them and without it, it would put a lot of burden on the Woodmen Road and Meridian intersection. Some of the Woodmen Road Board members are supportive of the access, but they are not willing to help fund it since their Board will expire soon. President Case said he also wants a right-out, but the engineers think the right-out would not work with the other traffic. President Case does not agree and thinks it will work, but it is a work in progress. Director Lam asked if the current Bent Grass property owners will participate. President Case said yes because it is part of the District.

President Case reported that he went to the Woodmen Road Board meeting this morning to have further discussions with their board regarding the access point. He added that they were supposed to have a presentation from the City and County engineer, but they had to reschedule. He noted that Woodmen Road is refinancing some of their bonds this year.

6. Manager's Report:

Mr. Walker reported that Mountain View Electric has completed their work on the signal.

Mr. Walker said the landscaping is being worked on and maintained. He has been working with Challenger on getting some trees replaced, but that has taken awhile since they did not want to take the trees out until they are ready to be put in.

Director Bahr asked about the financials and the accumulated cash in the debt service fund. He asked if it would make sense to make more frequent payments with cash the District has now even though it is usually done at the end of the year. Ms. VonFeldt noted it is currently paid out on December 15th. Director Bahr indicated that it could save the District some money in interest. Director Long moved to have management consult with the Trustee for possible more frequent interest payments; seconded by Director Lam. Motion passed unanimously.

7. Development Updates:

Mr. Waldthausen said he is working on his second project that will include 5 lots. He indicated it is several months out because it has not been submitted to the County yet. The first development was completed, and the Vet Center has expanded. President Case noted the District had a \$1,600 platting fee collected related to the addition to the Vet Center. Mr. Waldthausen noted that he was having some issues with a sign because of electric lines.

Director Bahr said because the water issue is not yet resolved in the District, they have started building homes in The Courtyards of Woodmen Hills with 77 homes that are almost sold out. If the water issue can be solved he knows they will sell due to the high demand. President Case said Director Lena Gail Case is buying part of her ownership, but found out there is an Ownership Board. The issue is that it's not a live Board, so they are having to get all the owners together before she can close. She is trying to resolve it in the next 45 days. President Case asked Mr. Waldthausen if he heard anything about the Falcon School District needing more space for their

present bus facility. Mr. Waldthausen said he has not heard anything. Director Bahr said they expressed to him that they need a new office building, but they wanted it to be along the Powers corridor.

8. Review and Action on:

a) Woodmen Road/Bent Grass Meadows Drive Access Update:
See item 5.

b) Easement for Utilities Bent Grass East Detention Pond:
Mr. Waldthausen indicated that he may not need the easement now, but the Board suggested approving it in case it is needed in the future. Director Long moved to approve the easement request; seconded by Director Bahr. Motion passed unanimously.

9. Executive Session to receive reports from consultants on water resources issues and receive legal advice:

Director Lam moved to go into Executive Session to receive reports from consultants on water resources issues and receive legal advice at 1:43 PM; seconded by Director Long. Motion passed unanimously. Director Bahr moved to come out of Executive Session at 2:33 PM; seconded by Director Lam. Motion passed unanimously.

10. Review and Action on Woodmen Hills Metro District Proposal Intergovernmental Agreement:

There was no discussion.

11. Other Old Business:

There was no discussion.

12. New Business:

Mr. Walker discussed the contract change to WSDM, LLC. from Schooler & Associates, Inc. Director Bahr moved to approve the contract change; seconded by Director Long. Motion passed unanimously.

13. Confirm and Set Next Meeting:

The next regular meeting is scheduled for Tuesday, September 4th, 2018 at 10:30 AM.

14. Adjournment:

The meeting was adjourned at 2:36 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Lori VonFeldt for the Recording Secretary