



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD SEPTEMBER 5, 2023, 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, September 5, 2023, at 10:30 AM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Randle Case II, President  
Bryan Long, Vice President/Secretary (Excused)  
Stephanie Pierce, Treasurer  
Lena Gail Case, Director  
Erin Ganaway, Director

Also in attendance were:

Adam Noel, WSDM  
Rebecca Harris, WSDM  
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

1. Call to Order & Introductions: President Case II called the meeting to order at 10:30 a.m. and confirmed a quorum was present with Director Long excused.
2. Approval of the Agenda: Mr. Noel added 9.c. Discussion on covenant enforcement and current maintenance. Director Pierce moved to approve the Agenda as amended; seconded by Director Lena Gail Case. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on July 26, 2023: Director Lena Gail Case moved to approve the July 26, 2023 Minutes; seconded by Director Pierce. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II noted he will provide an update during Development Updates.
6. Legal Matters: There were no legal matters.
7. Development Updates: Director Ganaway reported that Challenger is working through the first phase of filing 2 at Bent Grass. The next phase is on hold due to the high water table and heavy rains this Summer. President Case II provided an update on commercial development and activities in the District. He noted the 18-acre Man Cave project is currently on hold. Mr. Noel discussed the easement request and noted they are still waiting to review the development plans.

8. Financial Report

- a. Consider Approval of Unaudited Financial Statements dated July 31, 2023: Mr. Noel presented the Unaudited Financial Statements dated July 31, 2023. The Board requested a detailed analysis on the platting fees and debt funding account. After review, Director Pierce moved to accept the Unaudited Financial Statements and correcting the spelling of enforcement; seconded by Director Lena Gail Case. Motion passed unanimously.
- b. Ratify Payables through September 5, 2023: Mr. Noel requested the Board table the approval of the Payables and noted they will be sent to the Board after the meeting.

9. Old Business

- a. Landscape Tract B Filing 1: Director Ganaway reported that Challenger completed the landscaping of Tract B Filing 1. The Board discussed that rocks were put on top of a mound instead of leveling the ground first which could cause the rock to wash out onto the sidewalk.
- b. Review and Consider approval of Landscape Maintenance Proposal: The Board reviewed the landscape maintenance proposal from Weisburg Landscaping. The Board discussed the possibility of using the \$15,000 that was budgeted for under covenant enforcement and will not be used since it is already covered under district management. After review, Director Pierce moved to approve the landscape maintenance proposal subject to the funds being available, rechecking the plants and trees to be sure they are a viable option, and removing items E and F. Mr. Noel noted the total would be \$12,665.25. The motion was seconded by Director Lena Gail Case. Motion passed unanimously.
- c. Discussion on covenant enforcement and current maintenance: Director Pierce discussed landscaping concerns including weed growth and delayed regular mowing and maintenance. Ms. Harris discussed the landscape maintenance and noted it has been less frequent due to the tight budget. Ms. Harris recommends reevaluating the frequency of landscape maintenance and increasing the landscape maintenance budget since the tax revenue has increased significantly. The Board requested WSDM discuss additional landscaping oversight by Weisburg and their staff. The Board discussed the covenant enforcement provided by WSDM.

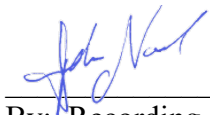
10. New Business: There was no new business.

11. Confirm and Set Next Meeting

- a. Scheduled for October 3, 2023, at 10:30 AM: The Board canceled the October meeting. Director Lena Gail Case moved to schedule the next Board meeting on November 7, 2023 at 10:00 a.m., and the town hall meeting for the community will be held at 11:00 a.m. following the Board meeting which will be held virtually; seconded by Director Pierce. Motion passed unanimously.

12. Adjournment: The Board adjourned the meeting at 11:47 a.m.

Respectfully Submitted,  
WSDM District Managers



By: \_\_\_\_\_  
Recording Secretary