

CUMBERLAND GREEN METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

November 9, 2020 – 5:30 PM

HELD: As Teleconference using Zoom and Conference Dial in Number for residents and Board members unable to use Zoom.

The meeting was called to order and 5:32 p.m. All Board members were present with the exception of Director Takatz whose absence was excused.

ATTENDEES:

President Terry Wherry, Directors, Shawn Simmons, Brian Self, and Thomas Garside were present. Director Michel Takatz was absent and her absence was excused. Also, in attendance was District Manager Jim McGrady, Covenant Enforcement Officer Susie Ellis. There were not any residents were present.

APPROVAL OF AGENDA:

A motion to approve the agenda was made by Director Garside. The motion was duly seconded by President Wherry. A vote was taken, and the motion passed unanimously.

DISCLOSURE OF CONFLICTS: None

QUORUM: Present

PUBLIC HEARING Regarding the 2021 Budget:

The Public hearing was opened by President Wherry. There were no public Present. The Public hearing was closed. Mr. McGrady discussed the fact that the District is in good financial shape. He also suggested that we keep the mill levy the same until given the fact the Districts assessed valuation went up only \$350,920 given the fact that the assessment for 2021 is a “Non Assessment” Year and as such the increase was only 2.5% or \$16,493 in property taxes assuming the District keeps their mill levy at 47.0 mills. This 3.0 mill reduction in mill levy is considered a temporary mill reduction.

Mr. McGrady also indicated that there were a number of items the Board would like to discuss and possible add, that would affect the 2021 budget. He will include those items in the final budget along with the November 30, 2020 unaudited numbers. This enables Mr. McGrady to forecast December 31, 2020 end of year positions, for each budget item, including cash.

PUBLIC COMMENT: Gary and Tina Orton were in attendance 8275 Campground 719-244-6097. Gary had contacted Mr. McGrady and expressed interest in the Design Review committee. Mr. Orton wanted to observe a Board meeting prior to committing to serving on the DRC.

CONSENT AGENDA: These items are to be acted upon as a whole and approved with one motion. There will be no separate discussion, unless a specific item is called upon for discussion by a Board member or citizen.

- a) Approval of Board Meeting Minutes: September 14, 2020.
- b) Financial Reports/Cash Analysis,

A motion to approve the Consent Agenda as amended was made by Director Garside. The motion was duly seconded by Director Simmons. A vote was taken. The motion carried unanimously

ACTION ITEMS:

A. Approve payables – October, 2020

i.	General Fund 2020	\$	8,081.11
ii.	Debt Service Fund	\$	174,625.00
iii.	Capital Improvement Fund	\$	-0-
	Total Expenditures	\$	<u>182,706.11</u>

A motion to approve the October 2020 payables as amended in the amount of 182,706.11 was made by Director Garside. The motion was duly seconded by Director Simmons. A vote was taken. The motion carried unanimously.

B. Review and Consider Resolution 2020-05 a Resolution to Certified Record of Proceedings Adopting 2021 Budget, Certifying the 2021 Mill Levy, Appropriating 2021 Expenditures relating to the Cumberland Green Metropolitan District El Paso County, Colorado. (Enclosure). Tabled until December Meeting.

C. Review and Approve Resolution 2020-06 Annual Administrative Resolution for the Cumberland Green Metropolitan District. (Enclosure).

A motion to approve Resolution 2020-06, Annual Administrative Resolution, was made by President Wherry. The Motion was duly seconded by Director Garside. A vote was taken. The motion carried unanimously.

OLD BUSINESS:

Design Review Committee (DRC) update.

Ms. Ellis provided an update to the Board on the Horton Case. The Board Directed Ms. Ellis to work with the Horton's to resolve their issue

Covenant Enforcement update. None

NEW BUSINESS:

- Landscape Bids and possible transition. Mr. McGrady was asked to send an RFP to Superior lawn Services.
- RV Storage: Table this until we can look at the lots. Mr. McGrady will send location of lots to Board, however, after discussing this it was determined that this may not be an appropriate location
- Installation of Christmas Lights along Squirrel Creek and near Park. Motion to approve up to a \$2,000 expenditure for this project. President Wherry made a motion to approve this expenditure. The motion was duly seconded by Director Garside. A vote was taken. The motion carried unanimously.
- Storage for District's documents, banners, etc. Tabled until next month.
- Mapping of Irrigation System. Director Self and President Wherry will look into this so that the District has a complete map of the irrigation system including the two-wire system and the conventional wired system. This will be table until the system is charged up next Spring.
- Removal of abandoned Back Flow Preventer. Director Self and President Wherry offered to remove this abandoned device and will cut pipe and solder caps on 2" copper pipe.

MANAGERS'S REPORT:

Mr. McGrady explained that Ms. Eileen Eckert will be stepping down as the District's Accountant after completing Calendar Year 2020. Mr. McGrady recommended, Ms. Cathy Fromm, of Fromm and Company to take over accounting services for the District. Mr. McGrady also indicated that because of his work load he too would like to transition away from the management of the Cumberland Green Metropolitan District over the next 3-6 months.

BOARD DISCUSSIONS:

Obtain proposals for Web Hosting from Mr. Kennedy, Audit Services from Haynie and Company, Ms. Ellis for Covenant enforcement, Ms. Fromm for Accounting Services, and a bid from Superior Lawn and Landscape Services.

COUNSEL REPORT: None

PLANNED COMMUNICATIONS:

Normal Website updates.

OTHER ACTION ITEMS: None

EXECUTIVE SESSION:

Executive Session §24-6-402(4)(b) Legal Advice. None

ADJOURNMENT: Having no other actions to come before the Board, a motion to adjourn the meeting was made by President Wherry. The motion was duly seconded by Director Self. The motion carried unanimously and the meeting was adjourned at 7:27 p.m.

NEXT SCHEDULED REGULAR BOARD MEETING

December 7, 2020 5:30 p.m.

**Zoom Video Conference for Board Members and Staff and Conference Dial in
Number for Residents**

<http://cumberlandgreenmetro.org/home>