

CUMBERLAND GREEN METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

August 14, 2023 – 5:00 PM

HELD: The meeting was conducted at 230 South Main Street in the Fountain Public Library, Fountain, CO 80817

The meeting was called to order and 5:00 p.m.

ATTENDEES:

Board members who were present were President Terry Wherry, Directors Michele Takatz, Shawn Simmons. Lonny Randle was absent. His absence was excused.

QUORUM: Present

DISCLOSURE of CONFLICTS: None

APPROVAL OF AGENDA:

A motion to approve the agenda was made by Director Takatz to approve the agenda. The motion was duly seconded by Director Simmons. A vote was taken. The motion passed unanimously.

PUBLIC COMMENT: None

DESIGN REVIEW/COVENANT ENFORCEMENT APPEAL HEARING: None

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 Regular Board Meeting Minutes: June 12 2023.

b) Financial Reports/Cash Analysis

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

ACTION ITEMS:

A. Approve Payables July, 2023

i. General Fund 2023 Expenses	\$	10,026.91
ii. Debt Service Fund	\$	-0-
iii. Capital Improvement Fund	\$	-0-
iv. Conservation Trust Fund	\$	27,437.11
v. Total Expenditures	\$	<u>37,464.02</u>

A motion to approve the July 2023 payables in the amount of \$37,464.02 was made by Director Takatz. The motion was duly seconded by Director Simmons. A vote was taken. The motion carried unanimously.

OLD BUSINESS:

Design Review Committee Update:

This month there was a application for a Shed and Solar panels. Over all it has been a pretty slow month according to Ms. Sara Howard the District Covenant enforcement person. Thus far in 2023 there have been a total of 16 applications.

Covenant enforcement:

Difficult to get cooperations of Property owners but rentals are more even more difficult. Send a copy to property management company/owner and Renter. Sentry Drive two properties. Weeds are out of control throughout the district. Ms. Howard reported there were 80 yard violations. Ms. Howard reported that more fines are being paid. Past due invoices are being sent. Landscaping is a continuous violation. Ms. Howard pointed out that her invoices denote the calls she has made. Owners want to see pictures which Ms. Howard provides. Trash cans are typically repetitious, however there has been a big improvement with trash cans being left out. Weeds are higher thanks to a rainy May and June. Also, Ms. Howard reported there appears to be two abandoned vehicles in the district.

NEW BUSINESS:

Trail repair. We maintain the trail to keep it weed free but we do not do repairs according to President Wherry. Mr. Wherry stated that the City should repair the gravel trail that was washed out. President Wherry asked When will Timberline they remove dead plants on Squirrel Creek Road. Mr. McGrady will as Mr. Hauser. There is a buckled sidewalk at 7975 Campground.

Perhaps Cumberland Green can look at concrete shaving on Stormwater Catch basins as they pose a trip hazard. Mr. McGrady pointed out that the storm water inlets belong to the City of Fountain and the sidewalks typically belong to the homeowner.

COUNSEL REPORT: None

DISCUSSION ITEMS:

Manager's Report:

Next Board Meeting October 10, 2023 p.m. at the Fountain Public Library.

Mr. McGrady indicated there would be Annual Public Meeting on October 10, 2023. He has reserved the meeting room for the meeting beginning at 6:00. The Regular Board meeting will follow the Annual Meeting at approximately 6:30 p.m.

Director Simmons reported he purchased Stencils in the amount of \$181.12 in order to paint entry signs stating Cumberland Green is a Covenant Protected Community. Mr. McGrady indicated he would ensure Director Simmons is reimbursed as soon as he receives an invoice.

Former Director Thomas Garside has expressed interest in rejoining the Board as we only have four acting Board Members. President Wherry will swear in Mr. Garside prior to the next meeting so that we will have five board members going forward.

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 Takatz. The motion carried unanimously and the meeting was adjourned at 6:03 p.m.

NEXT SCHEDULED REGULAR BOARD MEETING

October 10, 2023 6:30 p.m.

**Fountain Public Library Conference Room
230 SOUTH MAIN STREET, FOUNTAIN CO 80817**

<http://cumberlandgreenmetro.org/home>