

CUMBERLAND GREEN METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

October 14, 2025 – 6:00 PM

HELD: The meeting was called to order and 6:02 p.m. at **230 South Main Street Fountain Public Library, Community Conference Room, Fountain, CO 80817 and by Zoom.**

ATTENDEES:

All Board members were present.

QUORUM: Present

DISCLOSURE of CONFLICTS: None

APPROVAL OF AGENDA:

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

PUBLIC COMMENT

President Wherry and Ms. Howard went over covenant enforcement process. Curtsey Notice first. The fine escalates after the first fine amount. A resident in attendance was gone for 8 years. Does she have a fine or liens? Ms. Howard will follow up after the meeting.

Mr. James Horton believes Ms. Howard took a picture of a RV that was in front of house from an angle that erroneously made it appear the RV was parked in front of his house when it was not. Mr. Horton and his wife want that violation removed from their record. Ms. Howard will look into this further and remove the violation if she was in error.

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: August 11, 2025.

b) Financial Reports/Cash Analysis

A motion to approve the Consent Agenda was made by Director Randle. The

motion was duly seconded by Director Green. A vote was taken. The motion carried unanimously.

ACTION ITEMS:

A. Approve Payables September, 2025

i. General Fund 2025 Expenses	\$	16,248.53
ii. Debt Service Fund	\$	-0-
iii. Capital Improvement Fund	\$	-0-
iv. Conservation Trust Fund	\$	-0-
v. Total Expenditures	\$	<u>16,248.53</u>

A motion to approve the September, 2025 payables in the amount of \$16,248.53 was made by Director Randle. The motion was duly seconded by Director Simmons. A vote was taken. The motion carried unanimously.

OLD BUSINESS:

Design Review Committee Update:

Design Review Committee (DRC) update 8 submittals Solar Landscape Renovation (2) privacy Fence Turf Installation, Tree Replacement Back Yard Shed, Sod Installation

Covenant enforcement:

Covenant enforcement update 134 Violations of which 22 were second violations, 15 third Consecutive Fines. Ms. Sara Howard explained covenant enforcement including repetitious fines. We collected \$1,425 in fines paid this month.

Ms. Howard was asked to update the website with a list of fines.

NEW BUSINESS:

None

COUNSEL REPORT: None

BOARD DISCUSSION AND UPDATES: None

MANAGER'S REPORT:

PLANNED COMMUNICATIONS: Normal Website updates.

OTHER ACTION ITEMS:

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 meeting was adjourned at 7:13 p.m.

NEXT SCHEDULED REGULAR BOARD MEETING

December 8, 2025 at 6:00 p.m.

By Zoom Only as the Library is under construction and the Community Room is not available.

<http://cumberlandgreenmetro.org/home>