

CUMBERLAND GREEN METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

February 9 2026– 6:00 PM

HELD: Zoom Meeting. The Board meeting was called to order at 6:03 p.m.

ATTENDEES:

All Board members were present except for Director Randle. Mr. McGrady did not hear from Director Randle. President Wherry joined at 6:08 as a result of technical difficulties.

QUORUM: Present

DISCLOSURE of CONFLICTS: None

APPROVAL OF AGENDA:

A motion to approve the agenda was made by Director Green. 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: December 8, 2025.

b) Financial Reports/Cash Analysis

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

ACTION ITEMS:

A. Approve Payables January, 2026

i. General Fund 2026 Expense	\$	16,804.00
ii. Debt Service Payments	\$	0.00
iii. Additional Principal	\$	0.00
iv. Capital Fund	\$	0.00
v. Conservation Trust Fund	\$	0.00
vi. Total Expenditures	<u>\$</u>	<u>16,804.00</u>

A motion to approve the January, 2026 payables in the amount of \$16,804.00 was made by Director Simmons. The motion was duly seconded by Director Green. A vote was taken. The motion carried unanimously.

OLD BUSINESS:

Design Review Committee Update:

Everything is very slow given the holidays.

Covenant enforcement:

There were 69 Violations between December 2025 and January 31, 2026. These violations included 6 Disabled Vehicles, 7 Vehicles on the Rocks, 1 vehicle repair, 33 Trashcan violations, 5 Halloween Decoration violations, 4 Commercial Vehicle violations, 12 Property Maintenance issues, and 1 Landscape Maintenance violation. There as a total of \$600.00 in fines received

Director Green raised a concern about a tractor trailer parked near Squirrel Creek for two weeks, which Sara agreed to investigate further, acknowledging the challenges of citing vehicles without clear property ownership.

NEW BUSINESS:

Director Simmons presented a proposal for installing a portable toilet facility in the park, estimating a total cost of \$53,444. The plan includes removing a section of curb, installing a concrete pad and enclosure, and having the unit cleaned weekly for \$35 per service. While some board members expressed concerns about maintenance and potential misuse, Shawn noted that a full concrete building would cost over \$200,000 and emphasized that the facility would be owned outright

rather than rented. The board will need to vote on whether to proceed with the project.

The board also discussed a proposal for a \$34,275 portable restroom structure at the park, with Terry and others recommending against proceeding this year due to budget constraints following a tax rate reduction from 47mills to 27 mills. District Manager McGrady suggested using \$36,000 from the Conservation Trust Fund and capital improvement fund to close the gap, but the board agreed to wait until next year to evaluate the budget and the effects of a further decrease in assessed valuation.

COUNSEL REPORT: None

BOARD DISCUSSION AND UPDATES:

The Board discussed sidewalk repairs in their area, noting that Poly Construction had already fixed several damaged sections and poured new concrete. There is a meeting scheduled on February 10th at the Park to discuss damage done at the Cumberland Green Park. The Board also discussed a fiber optics project in the area, with Shawn explaining that Quantum Fiber was also installing underground infrastructure.

President Terry Wherry announced his resignation as President after Eleven years of service, effective after the April 13th meeting. District Manager McGrady requested interested board candidates to email him at jmcgrady@comcast.net.

MANAGER'S REPORT: None

PLANNED COMMUNICATIONS:

Website is working well and appears to be up to date.

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 Director Simmons. The meeting was adjourned at 6:58 p.m.

NEXT SCHEDULED REGULAR BOARD MEETING

April 13 2026 at 6:00 p.m.

**By Zoom and Possible at the Fountain Library in the Community Room if
available.**

<http://cumberlandgreenmetro.org/home>