

CUMBERLAND GREEN METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

April 13 2026– 6:00 PM

HELD: Zoom Meeting. The Board meeting was called to order at 6:00 p.m.

ATTENDEES:

All Board members were present except for Director Walsh. Mr. McGrady did not hear from Director Walsh. Director Walsh's absence was unexcused.

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 President Wherry. 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: February 9, 2026.

b) Financial Reports/Cash Analysis

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

ACTION ITEMS:

A. Approve Payables March, 2026

i. General Fund 2026 Expense	\$	11,739.86
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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>11,739.86</u>

A motion to approve the March, 2026 payables in the amount of \$11,739.86 was made by Director Simmons. The motion was duly seconded by President Wherry. A vote was taken. The motion carried unanimously.

OLD BUSINESS:

Design Review Committee Update:

There was minimal activity. Some of the items reviewed consisted of a tree installation, some new windows were installed in a home, and two sheds were built.

Covenant enforcement:

There were 67 Violations between February 1 and March 31 2026 December. Some of the violations included trash cans, 16 Christmas Light violations, twelve property maintenance issues, vehicles on the rocks. There was also a disabled vehicle at 8289 Wagon Spoke. There are currently 12 active liens. There were \$850.00 paid in fines.

Ms. Howard discussed with the board how prevalent weeds are and would like to give some extra time to homeowners so they can deal with the weeds growing throughout the district.

NEW BUSINESS:

The Board has found a possible replacement for President Wherry as this is his last meeting after 11 years on the board. Ms. Bridget Biesemeyer will be sworn in at the June 2026 Board Meeting.

The board also discussed the concept if charging for the use of the pavilion at the park. After some discussion it was determined that creating a calendar on the website may be possible, but the Board decided not to move ahead with this concept Mr. McGrady said any fees that are charged would have to be contained in a resolution detailing what those fees would be.

COUNSEL REPORT: None

BOARD DISCUSSION AND UPDATES:

President Terry Wherry announced his resignation as President after eleven years of service, effective after the conclusion of this meeting. All of the Board member present thanked him for his years of service and wished him well.

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 6:37 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>