

CUMBERLAND GREEN METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

August 10, 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.

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 Radle. A vote was taken. The motion passed unanimously.

PUBLIC COMMENT

Ernest Coleman former Board member is visiting from Alabama and attended the meeting.

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 15, 2026.

b) Financial Reports/Cash Analysis

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

ACTION ITEMS:

A. Approve Payables May, 2026

i. General Fund 2026 Expense	\$	12,801.68
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>12,801.68</u>

A motion to approve the July 2026 payables, in the amount of \$12,801.68 was made by Director Simmons. The motion was duly seconded by Director Walsh. A vote was taken. The motion carried unanimously.

- B. Review and Consider Approval of Resolution 2026-01, a Resolution of the Cumberland Green Board of Directors, amending the 2025 Budget. A motion to approve amending the 2025 Budget was made by Director Simmons. The motion was duly seconded by Director Randle. A vote was taken. The motion carried unanimously.

OLD BUSINESS:

Design Review Committee Update:

There was minimal activity. There were four Architectural Review Applications. One fence, one xeriscape landscape conversion, one second floor deck, and one house painting.

Covenant enforcement:

There were a number of Violations between June 1 and July 31, 2026. There were 72 landscape violations, Ten Property Violations, 17 fences and weed violations.

NEW BUSINESS:

Election of Officers: The board discussed which board members would serve as officers. The Board unanimously selected Shawn Simmons as Board President. Jeremy Walsh agreed to keep his position as Treasurer. The board unanimously appointed Bridget Biesemeyer as Vice President. Lonny Randle and Scott Green agreed to serve as Directors.

COUNSEL REPORT: None

BOARD DISCUSSION AND UPDATES:

F&B Landscape has had some recent performance issues. President Simmons met one on one with Ben Maggard. President Simmons reported they have a new manager, and the manager is learning the district. The Board agreed that

they would keep a very close eye on F&B's performance to ensure change for the better is occurring. Director Biesemeyer noted that the No Parking Signs on Jimmy Camp Creek Road are not correct.

MANAGER'S REPORT: None

PLANNED COMMUNICATIONS:

Board Meetings for the remainder of Calendar Year 2026: August 10, 2026, October 13, 2026, December 14, 2026.

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 Simmons. The meeting was adjourned at 7:04 p.m.

NEXT SCHEDULED REGULAR BOARD MEETING

October 13, 2026, at 6:00 p.m.

By Zoom and at the Fountain Library 230 South Mian Street in the Community Room.

<http://cumberlandgreenmetro.org/home>