

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
October 28, 2025

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on October 28, 2025 at 7:00 p.m. at 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen
President/Chairman

AJ Olson
Vice President/Vice Chairman

Phil Cantrell
Secretary

Killian Wade
Assistant Secretary

Tobi Firtel
Treasurer

Also Present were:

Anthony Boone
District Manager

Bret Baird
Baird Grounds Maintenance LLC

Jeff Binning
Town of Parker, Engineer

Chris Hudson
Town of Parker, Deputy Director of Engineering

Mr. Nielsen called the meeting to order and noted that a quorum was present.

Ms. Firtel moved to approve the agenda as amended. Mr. Wade seconded the motion and the agenda as amended was approved unanimously.

TOWN OF PARKER PROPOSED SIDEWALK PLAN

Town of Parker representatives, Mr. Hudson and Mr. Binning, discussed the proposed sidewalk improvement project along Parker Road by the King Soopers. The Town of Parker is having an open house on December 9, 2025 to inform the general public of this project.

The proposed project may add to the Cottonwood Metropolitan District's snow removal obligation for this area. Mr. Boone will review the commercial plat to see if the Cottonwood Metropolitan District is obligated to provide sidewalk maintenance for this area.

MINUTES:

Mr. Olson moved to accept the Minutes of the September 22, 2025 meeting. Mr. Wade seconded the motion and it carried unanimously.

Mr. Wade moved to accept the Minutes of the September 23, 2025. Mr. Olson seconded the motion and it carried unanimously.

PUBLIC INPUT

None

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

At the request of the Cottonwood Highlands Metropolitan District No. 1, the Cottonwood Metropolitan District provided the attached letter to the Town of Parker regarding cooperation with Cottonwood Highlands Metropolitan District No.1 proposed property exclusion.

Mr. Boone noted the Cottonwood Metropolitan District did not approve the attached IGA Amendment at the September 23, 2025 meeting. Mr. Olson moved to approve the attached IGA Amendment. Mr. Wade seconded the motion and it carried unanimously.

TREASURER'S REPORT

- a. Invoices: Mr. Boone reviewed the list of invoices received to date. Following discussion of the invoices presented for payment, Ms. Firtel moved to approve check numbers 3335 thru 3355. Mr. Cantrell seconded the motion and it carried unanimously.
- b. 2024 Audit: Mr. Boone noted that the 2024 audit has been filed with the State Auditor.
- c. 2026 Budget: The Board agreed to have the annual budget meeting on the regularly scheduled November 25, 2025 Board Meeting.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone continues to follow up with the Cottonwood Water & Sanitation District on a letter of agreement for the files on the resolution of water allotment. Mr. Boone will contact Ron Hilton, Board Member of the Cottonwood Water & Sanitation District, to request his assistance in this matter.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated October 28, 2025.

The Board discussed replacing the old swing set in the West Playground Pavilion. Mr. Baird said he would get an estimate for this cost. Mr. Boone noted that the District has lottery funds for such park improvements.

Mr. Cantrell brought up the subject of periodic safety inspections of all park facilities.

Mr. Cantrell asked Mr. Baird to inspect the condition of Hackberry trees in the East Park.

MAINTENANCE BUILDING

Mr. Baird will follow up with South Metro Fire Department on this project.

REGULATION 29 – Limitation on Use gasoline-powered push and handheld lawn and garden equipment.

Mr. Nielsen asked if Mr. Baird had anything new to report. Mr. Baird will research how much money new equipment would cost to comply with the ordinance. Mr. Boone will review the legislation on what reports need to be filed.

FENCE PROJECT

Mr. Boone asked Mr. Hudson some specific questions regarding forms to be filed with the Town of Parker for fence variances and a possible IGA with the Town. Mr. Boone will follow up on this matter.

There being no further business, upon motion duly made seconded and unanimously carried, the meeting was adjourned sine die.

Respectfully submitted,
Phil Cantrell, Secretary