

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
August 26, 2025

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on August 26, 2025 at 7:00 p.m. at 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen
President/Chairman

Killian Wade
Assistant Secretary

Tobi Firtel
Treasurer

Also Present were:

Anthony Boone
District Manager

Bret Baird
Baird Grounds Maintenance LLC

Laurie Tatlock
Manager Cottonwood Highlands
Metro District No. 1

Lynn Severson
Board Member Cottonwood Highlands Metropolitan Dist. No. 1

Ms. Erin Noon
Recreation Manager
Town of Parker

Mr. Nielsen called the meeting to order and noted that a quorum was present.
Ms. Firtel moved to approve the agenda. Mr. Killian seconded the motion and the agenda was approved unanimously.

MINUTES:

Mr. Wade moved to accept the Minutes of the July 22, 2025 meeting. Ms. Firtel seconded the motion and it carried unanimously.

PUBLIC INPUT

Ms. Erin Koon, the Recreation Manager of the Town of Parker, introduced herself. Ms. Koon presented the Town of Parker's request for use of the West Playground Pavilion and use of the District trails for

their “Runabilities” event. The event is designed for individuals with disabilities to participate in a traditional race, but with a sensory friendly environment and an accessible two-mile course. The Board agreed to the Town of Parker’s request. The Town of Parker agreed to provide a port-a-potty for this event. Mr. Nielsen emphasized that driving of vehicles into the park is prohibited. Mr. Boone noted that the District would require a certificate of insurance from the Town for this event.

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Ms. Tatlock, Manager Cottonwood Highlands Metro District No. 1, noted that the de-annexation proposal with the Town of Parker is moving forward.

Mr. Boone asked Ms. Tatlock if the Cottonwood Highlands Metropolitan District No. 1 had a response to Mr. Nielsen’s letter of August 20, 2025 regarding the Cottonwood Metropolitan District’s response. Ms. Tatlock said she and Ms. Severson were at the Board meeting to ask about the parameters of the CWMD’s offer to change the percentage of property taxes paid to CWHL. Ms. Tatlock noted that they would respond to CWMD’s offer after their next Board Meeting. Mr. Boone asked the Board if they were ready to discuss the

details. Mr. Nielsen noted that two of the Districts Board Members were not present and that he would prefer to discuss this matter when all of the Board members were present.

Mr. Boone noted that current percent of property taxes retained from the CWHL area is 20% of the total receipts. Mr. Boone noted that this dollar amount for 2025 is approximately \$45,000.

Ms. Tatlock invited the Cottonwood Metropolitan District Board to an open house that the Cottonwood Water & Sanitation District is holding on September 20, 2025 at 10:30 a.m.

Ms. Tatlock and Ms. Severson then left the meeting.

Mr. Boone noted that he will write a memo to the Cottonwood Metropolitan Districts Board on the financial impacts of CWHL de-annexation.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone reported that he will follow up with the Cottonwood Water & Sanitation District on a letter of agreement for the files on the resolution of water allotment.

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 3298 thru 3315. Mr. Wade seconded the motion and it carried unanimously.

b. 2026 Preliminary Budget: Mr. Boone noted that the District has received the preliminary assessed valuation notice from the Douglas County Assessor. Mr. Boone noted that the assessed valuation increased slightly. Mr. Boone will provide a preliminary 2026 Budget to the Board prior to the September Board meeting.

c. 2024 Audit: Mr. Boone will provide our auditors the files for the 2024 audit later this week.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated August 26, 2025.

Ms. Firtel moved to approve up to \$3,600 for the removal of large tree stumps in the west playground. Mr. Wade seconded the motion. After discussion, the motion carried unanimously.

Mr. Wade move to approve up to \$2,250 to mulch the pollinator garden by the hockey rink. Ms. Firtel seconded the motion. After discussion, the motion carried unanimously.

Mr. Boone will follow up with Mr. Tovar on possible sand in wells causing excessive sprinkler repairs to the District.

WEBSITE UPDATE

Mr. Boone had nothing new to report.

SECURITY CAMERAS

Mr. Wade had nothing new to report.

SERVICE PLAN AMENDMENT

Mr. Boone reported that the Douglas County Planning Commission approved the District request to amend our service plan. There are meetings scheduled with the Douglas County Board of County Commissioners scheduled for September 9, 2025 and September 23, 2025. Mr. Boone urged the Board members to attend.

REGULATION 29 – LIMITATION ON USE GASOLINE-POWERED PUSH AND HANDHELD LAWN AND GARDEN EQUIPMENT

Mr. Baird had nothing new to report.

BOARD MEMBERs ABSENT

Mr. Cantrell and Mr. Olson were out of town and were excused from tonight's meeting.

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

Respectfully submitted,

Phil Cantrell, Secretary