

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT

July 22, 2025

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on July 22, 2025 at 7:00 p.m. at the 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen President/Chairman

AJ Olson Vice President/Vice Chairman

Killian Wade Assistant Secretary

Tobi Firtel Treasurer

Also Present were:

Anthony Boone District Manager

Bret Baird Baird Grounds Maintenance LLC

Ron Hilton Board Member Cottonwood Highlands Metro District No. 1

Laurie Tatlock Manager Cottonwood Highlands Metro District No. 1

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

Mr. Wade moved to approve the agenda. Mr. Olson seconded the motion and the agenda was approved unanimously.

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Ms. Tatlock, Manager of the Cottonwood Highlands Metropolitan District No. 1 noted that she had talked with the Town of Parker regarding de-annexing the CWHL from the Cottonwood Metropolitan District. Mr. Boone asked Ms. Tatlock if the Town of Parker was receptive of the request. Ms. Tatlock said yes.

Mr. Boone reviewed his email to the Board regarding his question relating to Mr. Rowley sending a reply to the Cottonwood Highlands Metropolitan District No. 1 similar to the one sent to Douglas County regarding the CWMD's Service Plan Amendment.

Ms. Tatlock asked if she could see a copy of the response sent to the Douglas County Planning Commission. Mr. Boone said he would email this to Ms. Tatlock.

The Board, Ms. Tatlock and Mr. Hilton discussed current financial situation of the Cottonwood Highlands Metropolitan District No.1. Mr. Hilton noted that the Cottonwood Metropolitan District should have a moral obligation to financially help the Cottonwood Highlands Metropolitan District No.1. Ms. Tatlock noted that the Cottonwood Metropolitan District has collected large sums of money, much of it from the Cottonwood Highlands Metropolitan District No.1, but has not spent money on capital improvements. She noted that Cottonwood Metropolitan District is obligated to spend money and not just sit on a lot of cash.

Mr. Boone voiced his opinion that the prior request of the Cottonwood Highlands Metropolitan District No. 1 request for approximately \$500,000 is outrageous. Mr. Boone polled the Cottonwood Metropolitan District Board if they agreed with Mr. Boone on this point. The Cottonwood Metropolitan District Board agreed with Mr. Boone. Mr. Boone noted that the Cottonwood Metropolitan District has no legal obligation to pay the Cottonwood Highlands Metropolitan District No. 1 for taxes collected from owners of property within the Cottonwood Highlands Metropolitan District No. 1.

Mr. Boone polled the Board if they would agree not to object to the Cottonwood Highlands Metropolitan District de-annexation from the Cottonwood Metropolitan District. The Board agreed to not object to the de-annexation.

Ms. Tatlock and Mr. Hilton then left the meeting.

Mr. Boone also asked the Board if they would consider delaying the Service Plan Amendment process. Mr. Nielsen noted that the de-annexation process with the Town of Parker could take many months to decide. The Board decided to go ahead with the Service Plan Amendment.

MINUTES:

Mr. Wade moved to accept the Minutes of the June 24, 2025 meeting. Ms. Firtel seconded the motion and it carried unanimously.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone reported that the billing issue has been resolved and that excess usage charges were removed from the Cottonwood Metropolitan District's bill.

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 3280 thru 3297. Mr. Wade seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated July 22, 2025.

Mr. Boone recalled a conversation with Mr. Luis Tovar of the Cottonwood Water & Sanitation District, that the constant irrigation repairs may be the result of sand in the wells. Mr. Boone & Mr. Baird will follow up on this matter.

WEBSITE UPDATE

Mr. Boone noted that the District's Website Accessibility Compliance Report for July 2025 was 100% in compliance. See attached report.

SECURITY CAMERAS

Mr. Wade noted Parker Police are now aware of our security cameras.

FENCE PROJECT ON JORDAN ROAD & COTTONWOOD DRIVE

Mr. Boone reported that the District continues to work on the service plan amendment with Douglas County and the Town of Parker on their requirements.

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

Mr. Baird had nothing new to report.

BOARD MEMBER ABSENT

Mr. Cantrell was out of town and was 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