

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

January 28, 2025

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

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| Rick Nielsen | President/Chairman |
| Phil Cantrell | Secretary |
| Killian Wade | Assistant Secretary |
| Tobi Firtel | Treasurer |

Also Present were:

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| Anthony Boone | District Manager |
| Bret Baird | Baird Grounds Maintenance LLC |

See Attached Sign in Sheet

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

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Ms. Firtel moved to approve the agenda. Mr. Cantrell seconded the motion and the agenda was approved unanimously.

Mr. Nielsen welcomed the Cottonwood Subdivision residents to the meeting. Three of the residents were here to learn more about the proposed fence and right of way landscape project. Mr. Josh Orndorff hoped the new fences would lessen the noise level in the area. The residents were in favor of the new fences.

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Lynn Severson introduced herself. She is a Board member of the Cottonwood Highlands Metropolitan District No. 1. Lynn Severson had questions for the Cottonwood Metropolitan District Board. She is concerned that if the Cottonwood Metropolitan District took over maintenance of parks in the Cottonwood Highlands Metropolitan District No. 1 that the quality of maintenance would be lowered. She was of the opinion that their parks are better maintained than those of the Cottonwood Metropolitan District. She noted that the Cottonwood Metropolitan District had not had any recent park improvements. She asked where the tax monies were being spent on the parks.

Mr. Nielsen noted that the Cottonwood Metropolitan District has added new playgrounds and pavilions recently. Mr. Nielsen noted that the Cottonwood Metropolitan District replaced its' old sprinkler system a few years ago. Mr. Nielsen said that monies are being spent for park maintenance that include tree spraying and replacements, turf maintenance and playground maintenance. Mr. Nielsen also noted that the Cottonwood Metropolitan District also maintains the landscaping on rights of way on portions of Jordan Road and Cottonwood Drive.

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Mr. Nielsen also noted that the Cottonwood Metropolitan District maintains underground vaults in the Cottonwood Subdivision.

TREASURER'S REPORT

- a. Invoices: Mr. Boone reviewed the list of invoices received to date. Following discussion of the invoices presented for payment, Mr. Cantrel moved to approve check numbers 3175, thru 3191 except for check # 3176 which was voided. Ms. Firtel seconded the motion and it carried unanimously.
- b. 2024 Audit: Mr. Boone recommended that the District retain Schilling & Company, Inc. for the 2024 Audit. Mr. Wade moved to have Schilling & Company, Inc. perform the 2024 audit. Ms. Firtel seconded the motion and it carried unanimously.

MAINTENANCE REPORT

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

The Board discussed replacing right of way damaged cement. Mr. Baird was directed by the Board to get an revised estimate of this cost.

Mr. Boone presented the Board with the attached 2025 Mosquito Management Contract. Mr. Cantrell moved to approve the attached Vector Disease Control International, LLC contract. Ms. Firtel seconded the motion and it carried unanimously.

PARK RESERVATIONS

The Board approved the Holy Hammers fund raising event for either August 2nd or August 9th 2025. The Board agreed to waive the rental fee again this year.

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WEBSITE UPDATE

Mr. Boone had nothing new to report.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone is in the process of reconciling the 2024 water bills for excessive use charges.

SECURITY CAMERAS

Mr. Wade updated the Board on recent activity. Mr. Wade noted an increase in Parker Police presence in the park.

SURVEY FENCE PROJECT ON JORDAN ROAD & COTTONWOOD DRIVE

Mr. Boone previously sent the Board the thirty-two survey responses received to date. Mr. Boone summarized the responses. Most of the responses were in favor of new fences.

The Board directed Mr. Boone to reserve a meeting location for the last week in February for an open house on this matter.

Mr. Boone and Mr. Ray will work on ballot issue language for our attorney's review. The deadline for ballot issues is March 7th.

ABSENT DIRECTOR

Mr. Olson was out of town on business and was excused from the 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