

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

March 25, 2025

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on March 25, 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

Phil Cantrell Secretary

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 Metropolitan District No. 1

Ryan Foristal President, Cottonwood Highlands Metropolitan District No. 1

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

Ron Hilton Board Member Cottonwood Highlands Metropolitan Dist. No. 1

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

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

Mr. Wade moved to accept the Minutes of the February 25, 2025 meeting. Ms. Firtel seconded the motion and it carried unanimously.

Mr. Wade moved to accept the Minutes of the February 27, 2025 meeting. Mr. Cantrell seconded the motion and it carried unanimously.

PUBLIC INPUT:

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Foristal provided the Board with a Landscape Management map of the Cottonwood Highlands Metropolitan District No. 1 and the attached financial worksheet from 2015 thru 2025.

Mr. Foristal said that it wasn't fair that the Cottonwood Metropolitan District has collected so much property tax money from the Cottonwood Highlands Metropolitan District No. 1 over the years. Mr. Foristal stated the Cottonwood Highlands Metropolitan District wants \$500,000, a share of the Cottonwood Metropolitan District's Specific Ownership Taxes, Interest Income and Lottery Funds. Mr. Foristal didn't think it was fair to spend all that money on new fences that only benefit a hundred or so homes. Mr. Foristal believed that the taxpayers in the Cottonwood Metropolitan District would agree with him if there was a ballot issue election.

Mr. Foristal went through his list of dates that Mr. Boone was contacted about items; and his and the Cottonwood Metropolitan District's lack of action on their parts. Mr. Foristal referred to his spreadsheet and asked why the Cottonwood Metropolitan District has such large cash reserves. Mr. Nielsen replied that over the years the Cottonwood Metropolitan District saved for major projects such as the replacement of the old sprinkler system in the park. Mr. Nielsen noted that the Cottonwood Metropolitan District is again saving for major capital projects.

Mr. Boone noted that the Cottonwood Metropolitan District is not legally required to give any funds to the Cottonwood Highlands Metropolitan District No 1.

Mr. Nielsen asked Mr. Foristal for a written proposal stating what exactly they want from the Cottonwood Metropolitan District. Mr. Foristal asked how long it would take the Cottonwood Metropolitan District to get back to Cottonwood Highlands Metropolitan District No. 1. Mr. Nielsen

said it would probably take a month or two since the Cottonwood Metropolitan District only meets once a month.

Ms. Lynn Severson mentioned that her self-nomination election form she filed with White Bear Ankele Tanaka & Walson was lost. She asked how long it would be until the next election for her district. Mr. Boone replied that it would be four years.

Mr. Boone noted that the Town of Parker has agreed to allow the Cottonwood Metropolitan District to build the proposed fences in the Town's rights of way. This would require a license agreement between the Town of Parker and the Cottonwood Metropolitan District. Ms. Lynn Severson asked who Mr. Boone was working with on this matter at the Town of Parker. Mr. Boone noted that Chris Hudson was working with him on this matter.

COTTONWOOD WATER & SANITATION DISTRICT

Ms. Laurie Tatlock noticed the Cottonwood Water & Sanitation District was on the agenda and asked what that was about. Mr. Boone explained that the Cottonwood Metropolitan District was billed for water usage in December 2024. Mr. Boone noted that the irrigation system has been shut off and the bill needs to be corrected. Mr. Boone also mentioned the ongoing problem of exactly how many gallons of water the Cottonwood Metropolitan District can use before it is charged the excessive rate(s). Mr. Boone noted that this is addressed in the IGA between the two Districts. Mr. Boone previously met with Mr. Tovar and they agreed to have a meeting to resolve this issue.

The Cottonwood Highlands Metropolitan District No. 1 group left the meeting at 8:40 pm.

The Board discussed Mr. Foristal's presentation and requests. The Board directed Mr. Boone to prepare financial projections on

de-annexing the Cottonwood Highlands Metropolitan District No. 1 and other alternatives.

TREASURER'S REPORT

a. Invoices: Mr. Boone reviewed the list of invoices received to date. Following discussion of the invoices presented for payment, Mr. Olson moved to approve check numbers 3207 thru 3222. Mr. Wade seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated March 25, 2025.

MAINTENANCE BUILDING UPDATE

Mr. Baird brought the Board up to date on the CORE electrical code violation situation.

Ms. Tobi Firtel moved to authorize up to \$25,000 to move the electrical service power box and make other upgrades to bring the current maintenance trailer up to electrical code. Mr. Wade seconded the motion and it carried unanimously.

Mr. Baird is going to have an onsite meeting at the maintenance yard with Randy Capra, the safety officer for the Town of Parker. Mr. Baird is hopeful that the Town of Parker will approve the proposed maintenance building permit after viewing the access road, fire hydrant and space for a turn around on the property

WEBSITE UPDATE

Mr. Boone had nothing new to report.

SECURITY CAMERAS

Mr. Wade had nothing new to report.

FENCE PROJECT ON JORDAN ROAD & COTTONWOOD DRIVE

Mr. Nielsen noted that potential overgrowth trees could be a problem.

Mr. Boone was concerned about the distance between the existing fences and the proposed new fences in the Town of Parker right of way.

The Board directed Mr. Boone to contact our attorney and have him go ahead with amending the Service Plan with Douglas County and to work with the Town of Parker in approving a licensing agreement for fences in the Town's rights-of-way along Jordan Road and Cottonwood Drive.

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

Mr. Boone handed out an email from our attorneys on the new passed legislation. The Board will discuss this at the April Board 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