

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
DECEMBER 16, 2025

A special meeting of the Board of Directors of the Cottonwood Metropolitan District was held on December 16, 2025 at 6:00 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

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

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

PUBLIC INPUT
None

MINUTES:

Ms. Firtel moved to accept the Minutes of the November 25, 2025 meeting. Mr. Olson 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, Mr. Wade moved to approve check numbers 3370 thru 3387. Mr. Cantrell seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated December 16, 2025.

Mr. Baird presented the Board with the attached Playground Inspection and Report Agreement from Star Playgrounds. The Board agreed to the inspection proposal. Mr. Baird noted that the fee needs to be paid prior to inspection. Mr. Baird will get an invoice from Star Playgrounds for the next meeting.

COTTONWOOD WATER & SANITATION DISTRICT

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

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Boone is working with our attorney on a response to the November 21, 2025 letter sent by Cottonwood Highlands Metropolitan District No. 1 to the Town of Parker regarding their de-annexation request and comments referencing the Cottonwood Metropolitan District.

MAINTENANCE BUILDING

Mr. Baird will contact the Town of Parker on obtaining a building permit for this project. Mr. Boone noted that the capital projects costing over \$120,000 requires the District to obtain bids.

FENCE & LANDSCAPE IMPROVEMENTS PROJECT

Mr. Boone is preparing written applications to the Town of Parker 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