

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
May 26, 2026

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on May 26, 2026 at 7:00 p.m. 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

AJ Olson
Vice President/Vice Chairman

Phil Cantrell
Secretary

Tobi Firtel
Treasurer

Killian Wade
Assistant Secretary

Also Present were:

Anthony Boone
District Manager

Bret Baird
Baird Grounds Maintenance LLC

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

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

PUBLIC INPUT
No public input

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Boone reviewed the Cottonwood Highlands Metropolitan District No. 1 letter on their website regarding signatures for their de-annexation request. Mr. Boone was directed to ask our attorney to get an update from the Cottonwood Highlands Metropolitan District No. 1 progress in obtaining the necessary 50% signature requirement.

MINUTES:

Mr. Wade moved to accept the Minutes of the April 26, 2026 meeting. Mr. Cantrell 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. Cantrell moved to approve check numbers 3455 thru 3472. Ms. Firtel seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated May 26, 2026.

Regarding the cement project, Mr. Baird suggested that Centennial Asphalt, Concrete & Waterproofing, LLC (Centennial) apply for the necessary permits from the Town of Parker on behalf of the District. The District would agree to pay the necessary processing fees directly to the Town of Parker. The Board agreed and directed Mr. Baird to follow through with Centennial on this matter. Attached is Centennial's proposal.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Baird noted that \$2,214 were spent on sprinkler repairs this month. Mr. Boone suggested that Mr. Baird contact Luis Tovar and ask him if the large amount of sprinkler head repairs may be caused by the Cottonwood Water & Sanitation District well not filtering properly.

MAINTENANCE BUILDING

Mr. Baird suggested that the District take the same approach of having the chosen contractor apply for the necessary processing fees to the Town of Parker. Mr. Olson directed Mr. Boone to provide RFP (Request for Proposal) of the District's irrigation project a few years ago as a guide for bidding the maintenance building. Mr. Boone agreed to provide the RFP to Mr. Olson, Mr. Wade and Mr. Baird. Mr. Olson and Mr. Wade volunteered to prepare a RFP for this project. Mr. Baird will provide the building specifications to Mr. Olson and Mr. Wade.

FENCE & LANDSCAPE IMPROVEMENTS PROJETS

Mr. Boone presented the Board with the latest letter to the Town of Parker for their review.

BOARD MEMBERS ABSENT

Mr. Nielsen 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