

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

February 27, 2025

A special meeting of the Board of Directors of the Cottonwood Metropolitan District was held on February 27, 2025 at 6:30 p.m. at the Parker Field House, 18700 Plaza Drive, Parker, Colorado 80134.

Those Board members present were:

Rick Nielsen President/Chairman

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

See attached list of attendees

Mr. Nielsen 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.

Mr. Nielsen presented the District's proposed plan to replace the fencing on select areas of the Jordan Road and Cottonwood Drive rights-of-way to the residents in attendance.

Mr. Nielsen explained that the District was seeking input from those residents that owned the houses fronting those streets. He noted that for the project to go through it will require the approval of a very high majority of residents of the affected fences. Mr. Nielsen noted that the District will need to petition Douglas County and the Town of Parker to amend it's service plan to allow the building and maintenance of certain fences along the rights of way of Jordan Road and Cottonwood Drive. If this is successful the District will hold an election of all the Cottonwood voters to approve the project.

Some of the residents had concerns about the Town of Parker snow plow damage and mag chloride, CORE trimming trees under overhead service lines and other issues beyond the scope of the CWMD. Responding to one question, Mr. Nielsen explained that the Metropolitan District has been discussing the use of a 5-year sliding scale to reimburse residents for the documented costs to replace their fence. On the matter of fence height, Mr. Nielsen advised those that the District believes the Town of Parker has a height limit of 6 feet for fences. He said the District will see if that can be changed to 8 feet.

Laurie Tatlock asked if all taxpayers in Cottonwood Subdivision would be paying for this project. Mr. Nielsen said that yes, all residents will pay for it through their taxes. He noted that though not all residents will receive the direct benefit of a new fence, all will receive the benefit of a pleasing entrance to their community and possibly a higher property evaluation when they go to sell.

Ryan Foristal asked the cost of the fence. Mr. Boone replied that the last old estimate for the fence and landscaping was around 2.5 million dollars. This included right of way landscape improvements including a sprinkler system and the new fences. Mr. Baird estimated that approximately 900 lineal feet of fence would be built. Mr. Nielsen noted that a project of this size would have to be phased over multiple years.

Laurie Tatlock asked why only 150 people were invited to the meeting. Mr. Nielsen explained that the invitees were homes directly affected by the fence project. Mr. Nielsen explained that the if the people directly involved didn't approve of the project, the project would not go on. If there is a vote on this matter, all of the Cottonwood Subdivision residents would vote on this matter.

Mr. Hilton asked if there would be a reduction in the CWMD mill levy in the future. Mr. Nielsen explained that there are so many variables in this project, that we don't know at this time if the mill levy will be reduced in the future.

Mr. Nielsen said that the Town of Parker would be contacted to see if the CWMD could build the fences just outside of the residents' property line.

Mr. Nielsen asked for a hand raising of the residents in attendance whose property is directly affected that would approve of the project. All of the residents whose property is directly affected raised their hands in approval.

The Board was pleased with the number of people that attended the meeting.

The Board agreed to the following plan:

Petition the Town of Parker and Douglas County to amend the service plan to allow the District to build and maintain certain fences along the rights of way on Jordan Road and Cottonwood Drive (attach map). The revised service plan would allow, but not require the District to build and maintain certain fences.

Contact our attorney to get a legal opinion on if the District changes it's service plan, is the District allowed to access homeowners' property to build certain fences.

Contact the Town of Parker and Douglas County to see if they would allow fence construction on their property and amend the height restrictions. If rejected, the District might approach the Town Council 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