

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

February 25, 2025

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on February 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

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

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

Mr. Wade moved to accept the Minutes of the January 28, 2025 meeting. Ms. Firtel seconded the motion and it carried unanimously.

PUBLIC COMMENTS

None

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 3192 thru 3206. Mr. Olson seconded the motion and it carried unanimously.

MAINTENANCE REPORT

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

Mr. Boone discussed the needed sidewalk repairs on Jordan Road with Chris Hudson of the Town of Parker. Mr. Hudson said that the Town was responsible for sidewalk repairs. Mr. Hudson asked for a map showing where the repairs were needed. Mr. Baird was directed to provide this map. Mr. Hudson noted that the repairs would be added the Town's list of projects and that the actual work would be performed when funds are available. Mr. Boone will forward the map to Mr. Hudson.

Mr. Baird received a proposal from Sav a Tree for emerald ash borer soil injection for \$412 and Arbor health fertilization for early season, mid-season, and late season for \$959 for each application. The total for this work would be \$3,289. Mr. Baird noted that similar work was done in 2024 for \$3,217. Ms. Firtel moved to approved the \$3,289 expenditure. Mr. Cantrell seconded the motion and it carried unanimously.

Mr. Baird measured the concrete that needs replacing and met with the contractor. Mr. Boone will contact Chris Hudson with the Town of Parker on this matter.

PARK RESERVATIONS

Mr. Boone had nothing new report.

WEBSITE UPDATE

Mr. Boone has updated the website to include all 2024 minutes.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone is in the process of reconciling the 2024 water bills for excessive use charges. Mr. Boone will meet with Mr. Tovar to resolve this matter.

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Tovar provided Mr. Boone with financial information in the Cottonwood Highlands Metropolitan District 2025 budget. Mr. Boone noted that the budgeted 2025 maintenance costs for Cottonwood Highlands Metropolitan District No. 1 was more than the property taxes collected by the Cottonwood Metropolitan District from Cottonwood Highlands Metropolitan District taxpayers. Mr. Boone noted it would not be in the best interest of the Cottonwood Metropolitan District to take over the park and rights of way maintenance for all of the Cottonwood Highlands Metropolitan District No. 1.

Mr. Boone will provide this information to Mr. Tovar at their March meeting.

#### SECURITY CAMERAS

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

#### FENCE PROJECT ON JORDAN ROAD & COTTONWOOD DRIVE

Mr. Boone noted that the District's Open House is scheduled for February 27, 2025 at the Parker Field House.

#### MAINTENANCE BUILDING UPDATE

Mr. Boone & Mr. Baird met with the Town of Parker for a pre-application meeting. The Town's ordinances' require that the access road to the maintenance yard would have to be either paved in asphalt or concrete in order to get a building permit. Mr. Boone noted that this would make the project cost prohibitive. Mr. Baird is going to work with South Metro Fire Department to see if they could help us eliminate the need for a paved access road.

CORE notified Mr. Baird that the power line over the trailers or the trailers themselves need to be relocated. Per CORE, permanent structures including trailers that are not moveable, are not allowed under power lines. Mr. Baird will work with CORE to fix this problem.

There being no further business, upon motion duly made seconded and unanimously carried, the meeting was adjourned sine die.

Respectfully submitted,

Phil Cantrell, Secretary