

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
February 24, 2026

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on February 24, 2026 at 7:00 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. Wade moved to approve the agenda as adjusted. Ms. Firtel seconded the motion and the agenda was approved unanimously.

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Boone reviewed the email from Cottonwood Highlands Metropolitan District No. 1 attorney, Colin Mielke, regarding a legal expense reimbursement letter. The email requested a change in the agreement that the Cottonwood Metropolitan District notify the Cottonwood Highlands Metropolitan District No. 1 when their de-annexation legal bills reached \$10,000. Ms. Firtel moved to accept the proposed change to the legal expense agreement. Mr. Olson seconded the motion and it carried unanimously. Mr. Boone was directed to notify our attorney of the approval.

Mr. Boone reviewed the Cottonwood Highlands Metropolitan District No. 1 submittal to the Town of Parker. Mr. Boone had only one comment and that was the acreage wasn't correct. Mr. Boone sent an email to Laurie Tatlock stating that this was the only comment that the Cottonwood Metropolitan District had on this matter.

PUBLIC INPUT

None

MINUTES:

Mr. Wade moved to accept the Minutes of the January 27, 2026 meeting. Ms. Firtel 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 3404 thru 3421. Mr. Wade seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated February 24, 2026.

The Board approved Mr. Baird's request to order two trash cans.

Mr. Baird presented the Board with the attached proposal from Ground Solutions for playground chip installation in the amount of \$13,764.00. Mr. Cantrell moved to accept the proposal. Ms. Firtel seconded the motion and it carried unanimously.

Mr. Baird presented the Board with the attached inspection proposal from Colorado Playground Inspections LLC in the amount of \$770.00. The Board agreed to the proposal.

Mr. Boone talked with Chris Hudson with the Town of Parker regarding their signs that include prohibiting electric vehicle language. Mr. Hudson gave Mr. Boone Mr. Jeff Claire's phone number as a contact to obtain similar signs for the Cottonwood Metropolitan District

Mr. Baird presented the Board with a picture of a proposed shade pavilion for the triangle area by the pump house. Mr. Cantrell thought the shade pavilion was too small. Mr. Baird will provide the Board with larger options.

Mr. Cantrell noted that the Cottonwood Water & Sanitation District left large pipes laying on the ground in the vicinity of the new East Playground. Mr. Baird will monitor this situation.

The Board discussed the need to repaint the pavilions.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone will follow up on obtaining a letter agreement with the Cottonwood Water & Sanitation District clarifying the annual water allocation for the Cottonwood Metropolitan District.

MAINTENANCE BUILDING

Mr. Baird and Mr. Boone continue to work with the Town of Parker to obtain a building permit for this project. The first Town of Parker requirement is to provide a site plan for the project. The site plan requires many forms and exhibits.

FENCE & LANDSCAPE IMPROVEMENTS PROJECT

Mr. Boone is working on an IGA with the Town of Parker for easements for the fence project. The first step is a letter to the Town of Parker describing the fence project. Mr. Boone previously provided a draft of this letter to the Board. Mr. Boone presented the Board with comments provide to him by Mr. Nielsen, Mr. Olson and Mr. Wade. Mr. Boone will combine their comments and send a revised letter to the Board for their review.

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

Respectfully submitted,
Phil Cantrell, Secretary