

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
January 27, 2026

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on January 27, 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

Laurie Tatlock
District Manager
Cottonwood Highlands Metropolitan District No. 1

Ron Hilton
Board Member Cottonwood Highlands Metropolitan Dist. No. 1

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 noted that he received the attached Petition for Exclusion from Colin Mielke, the attorney for the Cottonwood Highlands Metropolitan District No. 1, yesterday. Mr. Boone forwarded the email to the Board this morning for their review.

Laurie Tatlock noted that she and Ron Hilton were at the meeting to see if the Cottonwood Metropolitan District's Board had any questions or objections to the Petition for Exclusion. Mr. Boone noted that the Cottonwood Metropolitan District Board had not had time to review the document. Laurie Tatlock requested the Board review the document and get back to her with any comments right away. Laurie Tatlock stated that the Cottonwood Highlands Metropolitan District No. 1 would like to move forward with the petition as soon as possible. Mr. Boone suggested the Board have any comments back to him by noon on Monday, February 2nd. Mr. Boone would then contact Laurie Tatlock by close of business on Monday February 2nd with any comments or concerns. Laurie Tatlock was agreeable to this time frame.

Laurie Tatlock and Ron Hilton then left the meeting.

Mr. Boone emailed the Board the attached email from Mr. Rowley regarding the Draft Petition for Exclusion. Mr. Rowley recommended that the District require Cottonwood Highlands Metropolitan District No. 1 to sign a letter agreement to pay for all costs of the proposed exclusion. The Board directed Mr. Boone to have Mr. Rowley prepare a letter agreement on this matter.

PUBLIC INPUT

Mr. Boone noted that Jason Winder is the steward for the library that was vandalized recently. Jason Winder is rebuilding the library and will remain the steward.

MINUTES:

Ms. Firtel moved to accept the Minutes of the December 16, 2025 meeting. Mr. Wade 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 3388 thru 3403. Mr. Olson seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated January 27, 2026.

Mr. Baird had in his report a proposal to order five trash can lids and one trash can in the amount of \$1,930.00. The Board discussed the need to have an additional trash can lid on hand for future replacement. Mr. Olson moved to have Mr. Baird order six trash can lids and one trash can for \$2,150. Mr. Wade seconded the motion and it carried unanimously.

Mr. Boone presented the Board with the attached mosquito control contract with Vectra Disease Control for 2026 in the amount of \$6,128.00. Mr. Cantrell moved to approve the 2026 contract. Mr. Olson seconded the motion and it carried unanimously.

Mr. Nielsen asked Mr. Baird to get a second bid for playground inspection from a vendor other than Star Playgrounds.

Mr. Boone will follow up with the Town of Parker on obtaining "No Motorized Vehicles in the Park" signs.

Mr. Baird noted that the Town of Parker is going ahead with drainage improvements in the open space from Jordan Road to our pump house referred to by the Town as "Cottonwood Meadows". Mr. Boone and Mr. Baird have and will continue to meet with the Town and their contractors on this matter.

Mr. Nielsen suggested putting additional concrete in the West Park. He also suggested getting a list of other possible concrete work in the parks for future projects.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Boone talked with Laurie Tatlock before the meeting about formalizing the water allotment per the 2008 IGA between the two Districts. Laurie Tatlock suggested Mr. Boone contact Mr. Tovar on this matter.

MAINTENANCE BUILDING

Mr. Baird and Mr. Boone are working with the Town of Parker to obtain a building permit for this project. The South Metro Fire District sent an email to Mr. Baird stating that no permit is required from their Department on this matter. The Town has provided a list of items that must be completed to obtain the building permit.

FENCE & LANDSCAPE IMPROVEMENTS PROJECT

Mr. Boone presented the Board with an outline of items required by the Town of Parker to start the process of an IGA on this project. Mr. Boone gave the Board an outline of the history of this project for their review and comments.

SECURITY CAMERAS

Mr. Wade presented the Board with the attached 3 Year Verkada Camera License Renewal agreement with HD Communications LLL for \$20,918.88. Mr Wade noted that the agreement could be voided by either party with thirty days notice.

Mr. Olson moved to approve the license renewal. Mr. Cantrell seconded the motion and it carried unanimously.

POSTING RESOLUTION

Mr. Boone presented the Board with the attached Designating 2026 Meeting Notice Posting Location Resolution. Mr. Wade moved to approve the attached resolution. Ms. Firtel seconded the motion and it carried unanimously.

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

Respectfully submitted,
Phil Cantrell, Secretary