

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

March 24, 2026

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on March 24, 2026 at 7:00 p.m. 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen  
President/Chairman  
Phil Cantrell  
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. Cantrell seconded the motion and the agenda was approved unanimously.

PUBLIC INPUT

None

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Boone reported that the Cottonwood Highlands Metropolitan District accepted the minor changes to the attorney reimbursement letter agreement requested by the District.

MINUTES:

Mr. Canrell moved to accept the Minutes of the February 24, 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 3422 thru 3437. Ms. Firtel seconded the motion and it carried unanimously.

MAINTENANCE REPORT

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

Mr. Baird presented the Board with the attached Edge Contracting bid for sidewalk installation in the West Park. Mr. Baird explained that the sidewalk would be ten feet wide and 6 inches thick. Mr. Baird noted that the project would cost an additional one to two thousand dollars for irrigation work in the

area. Ms. Firtel moved to approve up to \$40,000 for the sidewalk project. Mr. Cantrell seconded the motion and it carried unanimously.

Mr. Baird provided each Board Member with a copy of the Star Playgrounds Inspection Report and the Colorado Playground Inspections LLC Inspection Report.

Mr. Baird estimates that he can make the most pressing repairs to the playgrounds for \$1,462. Mr. Cantrell moved to approve this expenditure for up to \$1,500. Ms. Firtel seconded the motion and it carried unanimously.

The Board discussed Mr. Baird's suggestion of repainting all of the pavilions. Mr. Baird suggested he paint one pavilion to see what this might cost. Mr. Baird estimates this could be between \$2,000 to \$3,000. Ms. Firtel moved to approve this expenditure up to \$3,000. Mr. Cantrell seconded the motion and it carried unanimously.

Mr. Nielsen directed Mr. Baird to get another bid on the proposed sidewalk project.

#### 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. Boone had nothing new to report.

#### FENCE & LANDSCAPE IMPROVEMENTS PROJCT

Mr. Baird has provided Mr. Boone with pictures of the ugly fences along Jordan Road. Mr. Boone will finalize the submittal letter to the Town of Parker for the proposed IGA.

#### CONSULTANT

Mr. Nielsen directed Mr. Boone to find a consultant for the District that could provide engineering and submittal services for the District's ongoing projects. Current District projects require governmental approvals. These approvals require extensive and technical exhibits for processing.

#### BOARD MEMBERS ABSENT

Mr. Olson and Mr. Wade were out of town and were 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