

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
September 22, 2025

A special meeting of the Board of Directors of the Cottonwood Metropolitan District was held on September 22, 2025 at 7:00 p.m. at 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

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

George Rowley
Attorney for the District

Laurie Tatlock
Manager Cottonwood Highlands Metro District No. 1

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

Nolan Cunningham
Cottonwood Resident
8746 Cloverleaf Circle

Mr. Olson called the meeting to order and noted that a quorum was present. Mr. Olson asked for a motion to approve the agenda.

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

PUBLIC INPUT

Mr. Olson asked if there are any public comments.

Mr. Nolan Cunningham of 8746 Cloverleaf Circle presented the Board with the attached written comments regarding the Service Plan Amendment No. 1.

Mr. Cunningham asked the Board to carefully consider whether this amendment is the most equitable and responsible use of district resources.

EXECUTIVE SESSION

Mr. George Rowley asked if there is a motion to enter into Executive Session to receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to an Amendment to Intergovernmental Agreement with Cottonwood Highlands Metropolitan District No. 1. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to an Amendment to Intergovernmental Agreement with the Cottonwood Highlands Metropolitan District No. 1 pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

Mr. Wade stated that I hereby make that motion. Ms. Firtel seconded the motion and it carried unanimously.

The Board entered into the executive session at 7:27 pm and finished the session at 8:02 pm. The executive session was recorded by Mr. Rowley.

CONSIDER AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

On September 17, 2025, the District received the attached IGA Amendment proposal from the Cottonwood Highlands Metropolitan District No. 1. The IGA Amendment asks for 100% of the property taxes be retained by the Cottonwood Highlands Metropolitan District No. 1 and monthly payments. The Board discussed the Cottonwood Highlands IGA Amendment proposal.

Mr. Boone stated that the Cottonwood Metropolitan District should retain a portion of the property taxes as the residents of Cottonwood Highlands Metropolitan District No. 1 have use of the Cottonwood Metropolitan Districts parks and facilities.

Mr. Wade moved to approve a counter offer of 90% of the of the property tax revenues be retained by the Cottonwood Highlands Metropolitan District and that these amounts would be paid monthly, in exchange for the Cottonwood Highlands Metropolitan District No. 1 to withdraw their postponement letter request to Douglas County and drop any objections to Cottonwood Metropolitan District's Amendment No. 1 Plan.

Mr. Olson asked if there is a second on this motion. 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