

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

April 22, 2020

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday April 22, 2020 at 7:00 p.m. at the 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen	President/Chairman
Om Prasad	Vice Chairman
Tobi Firtel	Treasurer
Phil Cantrell	Secretary
AJ Olson	Board Member

Also Present were:

Anthony Boone	District Manager
Bret Baird	Baird Grounds Maintenance LLC
Chris Hudson	Town of Parker

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

Ms. Firtel moved to accept the agenda. Mr. Cantrell seconded the motion and the agenda was approved unanimously.

Mr. Prasad moved to accept the Minutes of the March 25, 2020 meeting. Ms. Firtel seconded the motion and it carried unanimously.

#### TOWN OF PARKER

Mr. Hudson presented the IGA agreement for signatures. Mr. Boone noted that the Board approved the IGA agreement at the March 25, 2020 meeting. Mr. Nielsen signed the agreement and Mr. Cantrell attested Mr. Nielsen's signature. Mr. Hudson noted that per the IGA the Cottonwood Metropolitan District is to deed Tract C, Filing No. 8 to the Town of Parker in the next thirty days. Mr. Boone said he would make sure that this was done.

Mr. Boone discussed the sprinkler work that has not been done in the West Park. Mr. Boone explained that this area is in the Preble mouse-protected zone and that per the Town's instructions the District has held off on this work. Mr. Boone asked if the Town could work with the District in allowing the Cottonwood Metropolitan District to replace the sprinkler system in this area. Mr. Hudson said that is was all right to proceed with this work. Also, Mr. Hudson suggested that the District consider boring under the mouse-protected area. Mr. Baird asked Mr. Hudson if the Town was OK with the District boring under the mouse area. Mr. Hudson said that the Town would not object.

Mr. Hudson suggested that he and Michael Grabcyk of the Town meet with Mr. Baird and Mr. Boone at the West Park next week to walk the West Park area and the pump house area to discuss possible

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construction in the mouse area. Mr. Boone and Mr. Baird said they would work with the Town in setting up the meeting next week.

Mr. Nielsen asked Mr. Hudson when the Town would start on the bridge construction along Cottonwood Drive. Mr. Hudson said that work was scheduled for the fall of this year. Mr. Prasad asked about the relocating the some of the trees in Tract C. Mr. Hudson and Mr. Baird will meet onsite to review the trees in Tract C at the meeting to be scheduled for next week.

#### WEBSITE & PARK RESERVATIONS

Mr. Boone had nothing new to report.

#### TREASURER'S REPORT

1. Invoices: The list of invoices received to date was reviewed by Mr. Boone. Following discussion of the invoices presented for payment, Mr. Cantrell moved to approve check numbers 2191 thru 2208 (check # 2196 was voided). Mr. Olson seconded the motion and it carried unanimously.

#### IRRIGATION SYSTEM

Mr. Baird noted that Brightview is requesting that we change mainline sizing for Cottonwood Drive from 3" to 2" line due to the large number of utility lines in the area. Mr. Olson asked Mr. Baird how many lineal feet would this be. Mr. Baird said that is was approximately 200 yards. Mr. Olson asked Mr. Baird if he was satisfied with Brightview's performance so far. Mr. Baird said he is OK with Brightview so far. Mr. Baird's only complaint is that Brightview jumps back and forth on

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projects and they don't completely finish one project before moving on to the next project. Mr. Baird said this is common with large contractors.

Mr. Baird covered in more detail the status of the irrigation project in his attached maintenance report dated April 22, 2020.

#### MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated April 22, 2020.

Mr. Baird suggested that trees from Tract C be moved to the East Park north of the regional trail. Mr. Cantrell and Mr. Baird will review this site. If this site is agreed to, the Board agreed that Brightview should run an irrigation line to the new tree area.

Mr. Nielsen noted that the pine trees by the hockey rink looked bad and asked Mr. Baird if he thought the trees would live. Mr. Baird said the trees would probably not survive because of the water problem with pine trees in the area. Mr. Baird said that Colorado blue spruce trees do not do well in this area.

Mr. Baird received a quote of \$745 per ton for 25 tons of asphalt to repair trails. This amount does not include labor to spread the asphalt.

#### COTTONWOOD WATER & SANITATION DISTRICT SUBDRAIN VAULTS

Mr. John Leary of Excell Pump Services found an eighth vault. Mr. Boone notified the Board of this situation in an email on April 1, 2020. Mr. Boone did some research on the location of this vault and it is located in Filing No. 10. Mr. Boone noted that the Metro District is

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responsible for maintaining all subdrain vaults in the Cottonwood Subdivision. Mr. Baird and Mr. Boone recommend proceeding with repairs to bring it up to the standards with our other vaults. The estimate for such repairs is \$5,000 to \$6,000. Mr. Prasad moved to authorize this expenditure. Ms. Firtel seconded the motion and it carried unanimously.

#### 2020 ELECTION

The District's attorney published the attached notice in the Douglas County-New Press cancelling the May 2020 election.

#### DEVELOPER ITEMS

Mr. Boone had nothing new to report.

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

Respectfully submitted,

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Phil Cantrell, Secretary