

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

August 24, 2016

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday August 24, 2016 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 was:

Anthony Boone	Financial Consultant
Bret Baird	Baird Grounds Maintenance LLC
Chris Hudson	Capital Improvements & Construction Manager Town of Parker

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Casey K. Lekahal

District's Attorney  
White Bear Ankele Tanaka &  
Waldron

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

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

Ms. Firtel moved to accept the Minutes of the July 27, 2016 meeting. Mr. Olson seconded the motion and it carried unanimously.

#### TOWN OF PARKER

Mr. Chris Hudson with the Town of Parker addressed the Board. Mr. Hudson reported that the Town would not be widening Cottonwood Drive in 2007. Mr. Hudson said the project would probably be built in 2018.

Mr. Hudson asked if the Cottonwood Metropolitan District was comfortable in deeding the Trail Head property to the Town of Parker. Mr. Nielsen said that the Cottonwood Metropolitan District would have to check with the Cottonwood Water & Sanitation District to address any concerns they may have with the transfer. The Board and Mr. Hudson discussed the Town of Parker possibly providing fencing along both sides Cottonwood Drive. Mr. Hudson said that the Town would consider building double-sided wood fences along Cottonwood Drive, but the Town would not maintain any such fence.

Ms. Firtel asked about the current erosion along the fences on Cottonwood Drive. Mr. Hudson said that retaining walls would probably be needed to stabilize the soil. Mr. Hudson would like to formalize an

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IGA for the land transfer. Mr. Hudson said he would order a title commitment on the property.

Mr. Boone asked if the Town would offer any consideration for the land transfer. Mr. Hudson said that building the Cottonwood Drive fences could be consideration for the land transfer.

Mr. Prasad asked if the Town would consider lowering the speed limit on Cottonwood Drive. Mr. Hudson said that the Town would not lower the speed limit on Cottonwood Drive.

Mr. Nielsen asked if the Town was going to move the trail under the new bridge. Mr. Hudson said that some changes in the trail alignment might be made.

Mr. Hudson said he would attend the Metropolitan District's October meeting to further discuss these items.

Mr. Hudson left the meeting.

The Board discussed including the building of retaining walls as part of the land transfer consideration.

Mr. Lekahal asked how many lineal feet of fence would be built along Cottonwood Drive. Mr. Baird said ten houses of fifty feet each would be about 500 feet of fence.

Ms. Firtel suggested that building a sidewalk should be part of the IGA consideration.

Mr. Baird said that the Town of Parker should match the fence that the District may build along Jordan Road.

#### COTTONWOOD WATER & SANITATION DISTRICT

Mr. Tovar was not present for the meeting. Mr. Boone had nothing new to discuss.

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#### DEBT AUTHORIZATION ELECTION BALLOT LANGUAGE

Drafts of Ballot Issue A & B are attached to these minutes. Mr. Nielsen questioned the complexity of the language in the draft ballot questions. Mr. Lekahal explained that the legal language was necessary to conform to the TABOR statutes. Mr. Nielsen stated that voters would never vote to approve these ballot issues based on the confusing legal language. Mr. Lekahal said that it is important to get the word out to the voters to explain the issues.

Mr. Nielsen questioned the financial wording in the ballots. Mr. Lekahal explained that these were based on the worst-case scenarios as required by statute.

Mr. Olson suggested dropping Ballot Issue B because of the probability of it never passing as written.

Mr. Boone questioned if the Board would consider raising the proposed 1.2 mill increase. The Board recommended the 1.2 mill stay as is.

The Board will consider how to explain the Ballot Issue to the voters at the next Board Meeting.

Mr. Cantrell moved to approve the language for Ballot Issue A and to drop Ballot Issue B from the election. Ms. Firtel seconded the motion and it carried unanimously.

Mr. Nielsen directed the attorneys to draft the pros and cons language for the TABOR ballot issue.

#### INTERGOVERNMENTAL AGREEMENT (IGA) WITH DOUGLAS COUNTY

Mr. Lekahal explained that the attached IGA was necessary for the District to participate in a coordinated election with Douglas County. Ms. Firtel moved to approve the IGA. Mr. Olson seconded the

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motion and it carried unanimously.

Mr. Lekahal then left the meeting.

The Board discussed putting together a flyer explaining the ballot issue for distribution with the Cottonwood Water & Sanitation monthly bills.

#### WEBSITE

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, Ms. Firtel moved to approve check numbers 1016 thru 1031. Mr. Cantrell seconded the motion and it carried unanimously.
2. 2015 Audit: Mr. Boone reported that he was delivering the financial records to the District's auditors on August 26, 2016.

#### MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated August 24, 2016.

Mr. Boone noted that Waste Management has started billing the Metropolitan District a monthly stand by charge. Mr. Boone contacted Waste Management and asked for a contract reflecting the charges. Waste Management has not responded so far. Mr. Boone and Mr. Baird have researched other trash companies and they determined it would be cheaper to stay with Waste Management and their monthly stand by fee.

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Mr. Prasad asked Mr. Baird if he addressed the cactus problem along the bridge. Mr. Baird said that he sprayed the cactus. Mr. Nielsen said that additional spraying might be needed along the adjacent berm. Mr. Baird said that he would follow up on this matter.

Mr. Nielsen asked Mr. Baird if he had been in touch with the Water & Sanitation District regarding the yard clean up. Mr. Baird said that he had not but he would follow up on this matter. Mr. Baird said he is researching other fence screens for the yard.

Mr. Cantrell noted that some of the new parking lot stripes were eroding. Mr. Baird mentioned this to the contractor. The contractor was no help in this matter.

Mr. Cantrell asked Mr. Baird if the Water & Sanitation District's storage building was worth repairing. Mr. Baird said it would be worth repairing to store items out of the elements.

#### DEVELOPER ITEMS

Mr. Boone reported that Cottonwood Highlands Filing 2A is up for final plat review. This filing has 56 single-family lots.

#### COMMUNITY TRASH

Mr. Prasad will follow up on this matter.

#### MAILBOXES

Mr. Boone noted that a large number of mailbox stands exist in the subdivision. Mr. Nielsen stated that there was nothing the Metropolitan District could do to help the residents with the mailboxes at this time.

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SECURITY CAMERAS

Mr. Boone will purchase two laptops for camera monitoring. Mr. Boone will contact Mr. Vespoli about training computer training coordination.

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