

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
November 28, 2023

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Tuesday November 28, 2023 at 7:00 p.m. at the 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen	President/Chairman
Phil Cantrell	Secretary
Tobi Firtel	Treasurer
Killian Wade	Assistant Secretary

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.

November 28, 2023

Mr. Wade moved to accept the Minutes of the October 24, 2023 meeting. Ms. Firtel seconded the motion and it carried unanimously.

2024 BUDGET

Mr. Boone reviewed the preliminary 2024 Budget and asked for Board input on capital project items and amounts for the final 2024 budget.

Mr. Nielsen suggested that the capital improvement budget for 2024 include \$150,000 for Jordan Road landscape and fence improvements and related costs. Mr. Nielsen also suggested that the 2024 Budget include \$250,000 for a maintenance shelter and \$25,000 for a new security camera system. Mr. Nielsen also suggested that \$80,000 be included in the Conservation Trust Fund Budget for a new playground. The Board agreed to these changes.

Mr. Boone reviewed the recent legislative changes and their effect on the revised assessed valuation for the District and the impact for the taxpayers increased property taxes. The Board agreed to lower the mill levy from the prior year of 8.88 mills to 8.3 mills. The Board agreed to this change.

Mr. Cantrell moved to approve the attached 2024 Budget Resolution. Mr. Wade seconded the motion. After discussion, the resolution passed unanimously.

TREASURER'S REPORT

- a. Invoices: Mr. Boone reviewed the list of invoices received to date. Following discussion of the invoices presented for payment, Ms. Firtel moved to approve check numbers 2925 thru 2944 (check # 2941 was voided). Mr. Wade seconded the motion and it carried unanimously.

November 28, 2023

ANNUAL ADMINISTRATIVE RESOLUTION

Mr. Boone noted that the Administrative Resolution was previously sent to the Board for their review.

Ms. Firtel moved to approve the attached 2024 Administrative Resolution. Mr. Wade seconded the motion. After discussion the resolution carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated November 28, 2023.

Mr. Nielsen asked for Board input concerning the removal of prickly pear cactus in the creek bed. Mr. Cantrel moved to authorize \$5,000 for a one time trial project to remove some of the cactus. Ms. Firtel seconded the motion. After discussion the motion carried unanimously.

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1

Mr. Boone had nothing new to report.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Baird has not heard anything new on a new water source for park irrigation.

WEBSITE UPDATES

Mr. Boone noted that Mr. Nielsen's message regarding fences and landscape improvements on Jordan Road is posted on the home page of the District's website. Also linked are pictures of before and after pictures of the Jordan Road landscape and fence improvements. Mr.

November 28, 2023

Nielsen asked Mr. Boone if there was a way to count the number of visitors to the linked “before and after pictures”. Mr. Boone said that he would check with Tracy Angeles on this matter.

MAINTENANCE CONTRACT

Mr. Nielsen had some questions regarding details of specific services in the proposed contract. Mr. Baird will adjust the wording of his contract for the Board’s review.

Ms. Firtel moved to accept the attached contract, subject to final review. Mr. Wade seconded the motion. After discussion, the motion carried unanimously.

BOARD MEMBER ABSENT

The Board excused Mr. Olson’s absence from the meeting. Mr. Olson was ill.

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

Respectfully submitted,

Phil Cantrell, Secretary