

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
December 19, 2023

A special meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Tuesday December 19, 2023 at 6:00 p.m. at the 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen	President/Chairman
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
Ryan Foristal	President, Cottonwood Highlands Metropolitan District No. 1

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

Mr. Olson moved to approve the agenda. Mr. Wade seconded the motion and the agenda was approved unanimously.

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1

Mr. Ryan Foristal reported that Lennar Directors have resigned from the Cottonwood Highlands Metro District No. 1 and that the homeowners are now in charge of that District. Mr. Foristal is now President of the Cottonwood Highlands Metro District No. 1

Mr. Foristal would like to have a multi-year IGA between his District and Cottonwood Metropolitan District. Mr. Foristal has provided the Board following attached documents:

Letter to the Cottonwood Metropolitan District outlining his request for a multi-year IGA

One Pro Services 2024 Commercial Landscape Management Agreement

List of Estimated 2024 landscape costs for his district

Mr. Nielsen noted that the Board would review his request and the related documents. Mr. Olson moved to pay the first three months of the One Pro Services Landscape agreement. Ms. Firtel seconded the motion. After discussion, the motion was approved unanimously.

Mr. Foristal asked about the timing of the fences and landscape improvements along Jordan Road and Cottonwood Drive. Mr. Nielsen explained that the Cottonwood Metropolitan District is still gathering homeowners input on this matter.

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NOVEMBER 2023 MEETING MINUTES

Mr. Cantrell moved to accept the Minutes of the November 28, 2023 meeting. Mr. Wade 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. Wade moved to approve check numbers 2945 thru 2960. Mr. Cantrell seconded the motion and it carried unanimously.
- b. 2024 Mill Levy Certification will be filed once Douglas County provides a final Assessed Valuation number.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated December 19, 2023.

COTTONWOOD WATER & SANITATION DISTRICT

Neither Mr. Boone nor Mr. Baird had anything to report.

WEBSITE UPDATE

Mr. Nielsen requested that Mr. Boone look into providing a mini survey for people that view the pictures of the proposed fences and landscape improvements.

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MANAGEMENT CONTRACT

The Board reviewed the attached management agreement proposal. Mr. Cantrell moved to approve the contract proposal. Mr. Olson 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