

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

February 26, 2020

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday February 26, 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

February 26, 2020

Mr. Prasad called the meeting to order and noted that a quorum was present. Mr. Boone noted that Mr. Nielsen would arrive late for the meeting.

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

Mr. Olson moved to accept the Minutes of the January 8, 2020 and the January 13, 2020 meetings. Ms. Firtel seconded the motion and it carried unanimously.

#### TOWN OF PARKER

Mr. Hudson reported that the Town of Parker agrees to take title to all of Tract C Filing No. 8. Mr. Hudson will have the Town's attorney draft a revised IGA reflecting this change. Mr. Hudson said he would send the draft IGA to Mr. Boone next week.

Mr. Hudson said construction of the new bridge would begin in August of this year and is scheduled for completion in the fall of 2021.

Mr. Boone asked Mr. Hudson if the plans for the new bridge were on the Town's website. Mr. Hudson said the plans were not on the website but he would email the main items in the plans. Mr. Hudson noted that the bridge plans are too large to email the entire document. Mr. Boone requested that the plans showing the retaining wall and new fences be included in the partial plans to be sent to him. Mr. Hudson agreed to the request. Mr. Hudson noted that one homeowner has a new fence and the Town will not be replacing this fence. Mr. Hudson said that the Town might pay this homeowner for their fence or work out some other agreement. Mr. Hudson mentioned that Tom Gill would be the manager for the bridge project and the widening of Cottonwood Drive.

February 26, 2020

Mr. Prasad asked Mr. Hudson who is responsible for snow removal on the sidewalks on Cottonwood Drive and the new bridge. Mr. Hudson said the landowners were responsible for snow removal on sidewalks. Mr. Baird noted that the District has been plowing the sidewalks adjacent to its property. Mr. Hudson said that the District would be responsible for snow removal on the new bridges sidewalks.

#### 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 2145 thru 2165. Mr. Olson seconded the motion and it carried unanimously.

#### IRRIGATION SYSTEM

Mr. Boone reported that the contract with Brightview was signed on February 19, 2020. Brightview has requested that they be paid for materials paid for and onsite. Mr. Olson said that payment should be tied to the percent of the project complete. Mr. Baird noted that the entire pipe for the project was onsite. After discussion, Mr. Boone was directed to tell Brightview that 10% of the materials could be billed in March.

February 26, 2020

## MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated February 26, 2020.

Mr. Baird contacted the South Metro Fire District regarding the staging area for Brightview in the West Parking Lot. South Metro was OK with the staging as they had room to access the park through the remainder of the West parking lot that was not being used by Brightview. The Board was OK for Brightview construction on Saturdays from 9 am to 4 pm.

Mr. Baird presented the Board with the attached proposal from Commercial Fence & Iron Works. The proposal is for placing a chain link gate at the pump house to allow access to the pump house's electrical panels. Mr. Cantrell moved to accept the proposal and Ms. Firtel seconded the motion. The motion carried unanimously. Mr. Baird will provide screen for the new gate at the appropriate time.

## COTTONWOOD WATER & SANITATION DISTRICT SUBDRAIN VAULTS

Mr. Baird reported that the Cottonwood Water & Sanitation District was able to find sewer plans that included underdrain footage for the following filings:

Filing 1

Filing 4

Filing 6B

Filing 8

Filing 9

Mr. Boone was instructed to contact Douglas County to get sewer plans for the other Cottonwood Subdivision filings not included above.

February 26, 2020

REQUEST FOR EXCLUSION LENNAR COLORADO, LLC.

Mr. Boone noted that he had published the March 9, 2020 Press. Mr. Boone presented the Board with the attached engagement agreement with the law firm of Moses Wittemyer Harrison and Woodruff, P.C. Mr. Boone asked the Board to ratify the engagement letter that he signed for the District on February 18, 2020. Mr. Boone noted that a separate attorney was needed for this matter due to a conflict of interest with the District's general council, White Bear Ankele Tanaka and Waldron. Mr. Olson moved to ratify the engagement letter with the new attorney. Mr. Cantrell seconded the motion and it carried unanimously.

2020 ELECTION

Mr. Boone noted that Mr. Nielsen, Mr. Cantrell and Ms. Firtel had filed self-nomination forms with the District's Designated Election Official (DEO) prior to the statutory deadline.

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

Respectfully submitted,

-----  
Phil Cantrell, Secretary