

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

January 8, 2020

A special meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday January 8, 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
Tom Beal	Hydro Systems

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

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

Ms. Firtel moved to accept the Minutes of the December 18, 2019 meeting. Mr. Cantrell seconded the motion and it carried unanimously.

IRRIGATION SYSTEMS BIDS

Mr. Boone briefly reviewed the attached bid summary. Copies of the bids and the bid summary were previously hand delivered to the Board prior to tonight's meeting. Mr. Nielsen asked the Board their opinion of the bids.

Mr. Cantrell said the bids were all over the place.

Ms. Firtel noted that BrightView has its' office in Parker and is a local company. Mr. Baird noted that BrightView was large and had offices in many locations nation wide.

Mr. Olson noted a lot of variations in the bids that made him uncomfortable.

Mr. Tom Beal of Hydro Systems noted that companies take different approaches in bidding projects. Mr. Beal noted that with the current good economy that all contractors are all busy now.

Mr. Olson presented the Board with the attached bid analysis reflecting high and low bid items and commentary on all of the bidders.

Mr. Beal was asked if he had worked with BrightView and LandTech. Mr. Beal said he had and that he had confidence that both companies would do a good job.

The Board discussed all of the bids in detail. The Board narrowed

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down the bid finalists to LandTech and BrightView. The Board had additional questions for these two bidders. Mr. Beal was directed to contact these two bidders and get answers to the Board's questions.

Mr. Boone was directed to post for a special meeting on January 13, 2020 to select a contractor.

COTTONWOOD WATER & SANITATION DISTRICT/ SUBDRAIN VAULT PROBLEM

Mr. Boone will follow up with our attorney on this matter.

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. Olson moved to approve check numbers 2130 thru 2144. Mr. Prasad seconded the motion and it carried unanimously.
2. Transparency Notice: Mr. Boone noted that the Districts' annual update had been filed prior to the deadline.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated January 8, 2020.

Mr. Boone noted that Mr. Baird removed graffiti from under the Cottonwood Drive Bridge. Mr. Boone contacted Chris Hudson with the

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Town of Parker about the Town removing the graffiti since the bridge is Town property. Mr. Hudson said that if graffiti is not visible to the general public that the Town does not remove the graffiti. Mr. Boone directed Mr. Baird to remove the graffiti because it was extremely offensive and was visible to Cottonwood residents.

TOWN OF PARKER
TRACT C Filing No. 8

Chris Hudson from the Town of Parker plans on attending the February Board Meeting for an update on this matter.

DEANNEXATION REQUEST

The Board authorized Mr. Boone to find an outside attorney to represent the Board on this matter.

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

Respectfully submitted,

Phil Cantrell, Secretary