

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

June 22, 2021

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Tuesday June 22, 2021 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	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.

June 22, 2021

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

Mr. Cantrell moved to accept the Minutes of the May 25, 2021 meeting. Ms. Firtel seconded the motion and it carried unanimously.

WEBSITE

Mr. Boone is working with Tracy Angeles on updating the website to include reservation changes.

The Board discussed the fee for the Holy Hammer event to raise money for Habitat for Humanity's. Mr. Boone asked if the Board wanted to waive the fee for this event. Mr. Prasad was against waiving the fee. The other four Board Members were in favor of waiving the fee. The Board agreed to waive the fee.

TREASURER'S REPORT

Invoices: Mr. Boone reviewed the list of invoices received to date.

Mr. Boone noted that Baird Solutions Inc. has two invoices for tree replacement. Mr. Baird noted that he was authorized to replace 16 trees in the East Park at the May Board meeting. Mr. Baird submitted invoice # 1628 (\$9,480) for this work. Mr. Baird noted that four additional trees in the East Park also needed replacing. Mr. Baird replaced the four trees at the same time (invoice # 1630, \$2,460), noting that to replace the other four trees in the future would have cost more money. Mr. Boone noted that the May motion was for up to \$20,000 for tree replacement. Mr. Olson moved to approve the invoice for the replacement of the additional four trees. Ms. Firtel seconded the motion and it carried unanimously.

June 22, 2021

Following discussion of the invoices presented for payment, Ms. Firtel moved to approve check numbers 2425 thru 2442. Mr. Cantrell seconded the motion and it carried unanimously.

IRRIGATION SYSTEM

Mr. Boone is preparing a final payment notice to be published in the Douglas County News Press.

Mr. Olson asked if the District had received the As-Builts for the project. Mr. Baird said that the District had received the As-Builts on computer files. Mr. Olson asked Mr. Baird if he had reviewed them. Mr. Baird said that he had not reviewed them in detail but he would. Mr. Prasad asked if the District had a hard copy of the As-Builts. Mr. Boone and Mr. Baird were directed to obtain two hard copies of the As-Builts from Hydro Systems.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated June 22, 2021.

Mr. Boone had forwarded an email to the Board from a resident complaining about the poor condition of the West Park turf.

Mr. Baird noted that there was an early problem with water availability, but this has been corrected.

Mr. Prasad asked Mr. Baird if the new irrigation system keeps track of water flow rates. Mr. Olson said that the District should keep logs of usage by gallons per day per zones for future grants. Mr. Baird will review the computer software to see if this data is already available.

June 22, 2021

Mr. Prasad asked about remote computer access and log in alternatives for the new system. Mr. Prasad said that Mr. Boone should be provided this information for future access.

Mr. Baird said he would get back to the Board on their questions and comments regarding the software of the irrigation system.

Mr. Nielsen noted that Mr. Baird's report estimated that it would cost \$2,570 to remove the dead cottonwood tree on Jordan Road. Mr. Nielsen asked Mr. Baird what the cost would be to remove all of the dead cottonwood trees in the subdivision. Mr. Baird estimated this amount to be around \$4,000. Ms. Firtel moved to authorize up to \$4,000 for the removal of dead cottonwood trees in the subdivision. Mr. Cantrell seconded the motion and it carried unanimously

The Board discussed the estimated tree replacement costs included in the maintenance report. Mr. Olson asked Mr. Baird what time of year is best for tree replacements. Mr. Baird said the fall or the spring is the best time for planting. Mr. Cantrell recommended that dead trees be cut down now and wait until spring to plant new trees. Mr. Cantrell also recommended that not too many trees be Hackberry. Mr. Cantrell would like to see more variety in the new trees. Mr. Prasad moved to authorize up to \$20,000 for tree replacement in the East and West parks per the detail in the maintenance report. Ms. Firtel seconded the motion and it carried unanimously.

Mr. Cantrell recommended that one or two picnic tables be added to the East Park near the Snowberry Way entrance. The Board agreed that two picnic tables should be added.

Mr. Baird asked Mr. Boone to research what vendor installed the original pavilions. Mr. Boone said he would research this matter.

June 22, 2021

Mr. Nielsen directed Mr. Boone to prepare a report on the dollar amount of park improvements authorized this year.

Mr. Prasad asked Mr. Baird the status of dog waste this year. Mr. Baird said the situation is normal for this time of year.

PLAYGROUND EQUIPMENT

The Board reviewed the new playground alternatives. Ms. Firtel moved to approve the attached sales order in an amount not to exceed \$55,000. Mr. Cantrell seconded the motion and it carried unanimously.

COTTONWOOD WATER & SANITATION DISTRICT EASTSIDE WELL-SITE IMPROVEMENTS.

Mr. Baird reported that this work has been complete.

PARK RESERVATION REVIEW

The Board received the attached memo dated June 9, 2021. The Board reviewed and discussed the current policies. Mr. Boone will provide the Board with a new list of proposed policies prior to posting them on the District's website.

The Board decided not to allow any team reservations for fall. There continues to be a problem with parents of players speeding through residential streets accessing the parks. Mr. Boone was directed to notify the Hawks and CISA of this change. The Board will review this policy in the spring of 2022.

June 22, 2021

OWNERSHIP MAP OF TWO ACRES

Mr. Boone provided the Board with a map of the District ownership of the two acres that includes the maintenance yard (see attached).

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

Respectfully submitted,

Phil Cantrell, Secretary