

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

June 22, 2016

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday June 22, 2016 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 was:

| | |
|---------------|-------------------------------|
| Anthony Boone | Financial Consultant |
| Bret Baird | Baird Grounds Maintenance LLC |
| Luis Tovar | Mulhern MRE, Inc. |

June 22, 2016

Chris Hudson

Capital Improvements &
Construction Manager Town of
Parker

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

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

Mr. Cantrell moved to accept the Minutes of the April 13, 2016 meeting. Mr. Olson seconded the motion and it carried unanimously.

Mr. Prasad moved to accept the Minutes of the March 30, 2016 meeting. Mr. Cantrell seconded the motion and it carried unanimously.

Ms. Firtel moved to accept the Minutes of the May 25, 2016 meeting. Mr. Cantrell seconded the motion and it carried unanimously.

TOWN OF PARKER

Mr. Chris Hudson of the Town of Parker introduced himself to the Board. Mr. Hudson is the Capital Improvements & Construction Manager for the Town.

Mr. Hudson noted that improvements are being done in the drainage area adjacent to Filing No. 11.

Mr. Hudson mentioned that the Town of Parker would like the Cottonwood Metropolitan District to deed its interest in Tract C Filing No. 8 (Cottonwood Trailhead) to the Town. Mr. Hudson noted that the Cottonwood Water & Sanitation District has a well site on the property. Mr. Nielsen said that the Cottonwood Metropolitan District would consider deeding the property.

June 22, 2016

Mr. Hudson said that the Town might widen Cottonwood Way to four lanes from Jordan Road to Parker Road as early as 2017. The project would include widening of the current bridge over Cherry Creek to four lanes. The timing of the project is dependent upon available funding. Mr. Hudson noted that the Town is in the engineering stage of the project.

Mr. Prasad asked when the project would start. Mr. Hudson said that if funding were available the project would start in March of 2017 and be finished by December 2017. Mr. Prasad asked if the trail underneath the bridge would be closed during construction. Mr. Hudson said that it would be closed on certain days.

Mr. Nielsen asked Mr. Hudson if the developer of Cottonwood Highlands is contributing to the project. Mr. Hudson stated that the developer of Cottonwood Highlands is required to add two lanes to Cottonwood Drive from Jordan Road to Apache Plume. Mr. Hudson noted that the developer is not obligated to build those two lanes until certain property is developed at the corner southwest corner of Jordan Road and Cottonwood Drive. The Town may build the additional two lanes and have a pay back agreement with the developer on this matter.

Mr. Hudson noted that preventive maintenance on the current bridge is due now.

Mr. Olson asked when the Town would know about the funding for the project. Mr. Hudson said that they would know in the next two months.

Mr. Nielsen noted that the homes along Cottonwood Drive would be impacted with additional noise. Mr. Nielsen asked if the Town would build a fence for the residents along Cottonwood Drive to lessen

June 22, 2016

the traffic noise. Mr. Hudson stated that the Town sometimes does projects of this nature. Mr. Nielsen also noted that a retaining wall might be needed. Mr. Hudson suggested that the Cottonwood Metropolitan District write the Town a letter listing their concerns about the impact of the residents along Cottonwood Drive. Mr. Hudson noted that the Town does not maintain fences and that an IGA might be worked out with the Cottonwood Metropolitan District to maintain a fence if it is built.

Mr. Hudson encouraged residents to attend Town Council meetings to voice their concerns on these issues.

Mr. Prasad asked if there would be sidewalks on both sides of the new bridge. Mr. Hudson said that there would be sidewalks on both sides of the bridge.

Mr. Cantrell wants a sound wall to be built. Mr. Hudson said that the Town does not build sound walls.

Mr. Prasad asked how snow removal would be handled on the new bridge. Mr. Hudson said the snow would be plowed on to the bridge sidewalks.

Mr. Prasad asked if the Metropolitan District needed to hang any pipes or utilities under the new bridge? Mr. Nielsen said no and that the proposed waterline might be hung over the Cherry Creek bridge in Cottonwood Park.

Mr. Hudson said that he would attend the Metropolitan District's August meeting with an update on this project. Mr. Hudson then left the meeting.

June 22, 2016

COTTONWOOD WATER & SANITATION DISTRICT

Luis Tovar said that he was aware of the resident's complaint about the junk in the storage area. Mr. Cantrell asked if the Cottonwood Water & Sanitation District had any items in the yard. Mr. Tovar said that the Water & Sanitation District did have some pipe stored in the yard. Mr. Tovar said that the Water & Sanitation District would work with the Metropolitan District to clean up the yard. Mr. Tovar suggested using a screened fence to block the public's view of the yard.

Mr. Tovar said that the Metropolitan District is welcome to use the Water & Sanitations District storage shed. Mr. Nielsen asked Mr. Tovar if the Water & Sanitation District would share in repairs to the storage shed. Mr. Tovar said he would run this by the Water and Sanitation Districts Board. Mr. Nielsen asked if the Water & Sanitation District would deed this property over to the Metropolitan District. Mr. Tovar suggested leasing the property for one dollar a year to the Metropolitan District.

Mr. Tovar and Mr. Baird will meet on site to solve the storage area situation.

Mr. Tovar said the water pipeline is on hold. He noted that the well test did not show sufficient gallons per minute to meet the needs of Crown Point. Mr. Tovar said the well maybe used exclusively for the Metropolitan Districts irrigation needs.

Mr. Tovar presented the Board with the attached letter draft to the Cherry Creek Aquifer Study Group. Mr. Tovar said that the letter is needed to protect the Metropolitan District from potential liabilities issues. Mr. Boone will review the letter and get back to Mr. Tovar with any changes.

June 22, 2016

WEBSITE

Mr. Boone reported that the District has received over forty requests for park reservations this year.

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, Ms. Firtel moved to approve check numbers 1673 thru 1690. Mr. Olson seconded the motion and it carried unanimously.

DEBT AUTHORIZATION ELECTION

Mr. Olson presented the Board with his analysis of the total mill levies in the Cottonwood Metropolitan District in comparison with other areas in Douglas County (see attached). Mr. Olson noted that the Cottonwood Water & Sanitation District's mill levy is high.

The Board discussed the potential savings in repairs and water usage with a new irrigations system.

Mr. Boone suggested a special meeting to discuss the debt authorization election further. Mr. Nielsen directed Mr. Boone to post for a special meeting on July 6, 2016 at 7 pm to address this issue.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated June 22, 2016.

Mr. Cantrell asked Mr. Baird to remove a dead tree at the Snowberry pump house. Mr. Baird said that he would remove the tree.

June 22, 2016

Mr. Prasad noted that cabinets along Cherry Creek had been marked with graffiti. Mr. Nielsen reported that the cabinets belong to the Cottonwood Metropolitan District. He noted that the cabinets are relatively new.

Mr. Olson asked Mr. Baird if the ten new trees have been planted. Mr. Baird said that the weather was too hot to plant trees at this time.

Mr. Baird was directed to review the condition of all Metropolitan District signs for maintenance issues.

Mr. Cantrell reminded Mr. Baird of landscape improvements near the hockey rink. Mr. Baird said he was waiting on this project to see when the water issue is resolved with the Water & Sanitation District.

Mr. Baird reported that his prior bid for fences included fence removal costs.

DEVELOPER ITEMS

Mr. Boone had nothing new to report.

COMMUNITY TRASH

Mr. Prasad will follow up on this matter.

MAIL BOXES

Mr. Boone reviewed a request from a resident for help in replacing the old mailboxes in Cottonwood. Mr. Nielsen directed Mr. Boone to contact our attorneys to see if the District could legally help out in this matter.

June 22, 2016

SECURITY CAMERAS

Mr. Boone was directed to invite Mr. Mike Vespoli to the July Board meeting for an update on the cameras.

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

Respectfully submitted,

Phil Cantrell, Secretary