

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
March 23, 2021

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Tuesday March 23, 2021 at 7:00 p.m. at the 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

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
Edith Brady	Holy Hammers
Kevin Dempsey	Holy Hammers

March 23, 2021

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

Ms. Firtel 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 February 23, 2021 meeting. Mr. Olson seconded the motion and it carried unanimously.

HOLY HAMMERS

Edith Brady introduced herself and Kevin Dempsey. Kevin Dempsey provided an information handout (attached to minutes) that explains that the Holy Hammers group raises money for Habitat for Humanity building projects. Holy Hammers would like to reserve the West Pavilion on September 19th (Sunday) from 12 noon to 4 pm for a staging area for a fund raising walk.

Mr. Prasad asked Edith Brady how many participants they anticipated. Edith Brady said from 50 to 100 but she wasn't sure because this was their first event of this kind.

The Board was concerned that a group this size could cause parking and other problems. The other problems were sanolet capacity and not allowing residents the use of the park for hours on a Sunday afternoon. The Board suggested that the event be held earlier in the day and that the Holy Hammers consider car-pooling to the event.

Mr. Prasad recommended that Edith Brady & Kevin Dempsey get together with Bret Baird to discuss potential race routes within the boundaries of the Cottonwood Metropolitan District and other logistical matters. Mr. Prasad said that they should plan on being at the April meeting to provide the Board with a detailed update of their plans.

March 23, 2021

Edith Brady and Kevin Dempsey said that they would be at the April meeting with a detailed plan. They then left the meeting.

The Board further discussed the proposed event. The Board thought that parking would be a major concern.

WEBSITE

Mr. Boone had nothing new to report other than the Holy Hammers request.

TREASURER'S REPORT

Invoices: The list of invoices received to date was reviewed by Mr. Boone. Following discussion of the invoices presented for payment, Mrs. Firtel moved to approve check numbers 2382 thru 2393. Mr. Prasad seconded the motion and it carried unanimously.

IRRIGATION SYSTEM

Mr. Baird reported that Brightview would start the system and finish all punch list items this week after the storm.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated March 23, 2021.

Mr. Baird asked the Board if they would like him to hydro seed the dry land areas. Mr. Baird said it would cost 15 cents per square foot. The total to hydro seed the entire dry land area would be \$6,000. Mr. Prasad said that it would be a good idea to hydro seed the

March 23, 2021

Town of Parker permit areas and the area around well site near Mike Fisher's property. Mr. Olson asked Mr. Boone if lottery funds could be used for this expenditure. Mr. Boone said yes. Ms. Firtel moved to approve the \$6,000 expenditure to hydro seed the dry land areas. Mr. Olson seconded the motion and it carried unanimously.

Mr. Prasad reported that a couch is located underneath the Cherry Creek Bridge. Mr. Baird will confirm that the couch is still there and if so notify the Town of Parker to remove this item.

COTTONWOOD WATER & SANITATION DISTRICT SUBDRAIN VAULTS

Mr. Baird said that the area around one of the vaults should be re-graded. Mr. Baird said that he would check with the Town of Parker to see if they would do this.

ADLER PARK MAINTENANCE – RESPONSIBLE ENTITY

Mr. Boone received a maintenance request from Cottonwood resident Dorie McInturf, 8986 Red Bud Street. Dorie McInturf asked to have the playground in Adler Village inspected and brought up to code. She said there are missing and loose parts on the playground equipment. She also said that the playground area needs more mulch. Dorie McInturf's understanding is that this neighborhood does not have an HOA and that the Cottonwood Metropolitan District is responsible for the maintenance of this park.

Mr. Boone researched recorded plats and other legal documents and determined that Cottonwood Highlands Metropolitan District No. 1 is responsible for the maintenance of Adler Park. Mr. Boone passed this information on to Celeste Terrell. Celeste Terrell works for CLA, the

March 23, 2021

management company for Cottonwood Highlands Metropolitan District No. 1. Celeste Terrell is reviewing this documentation.

Mr. Boone provided copies of these plats and legal documents to the Board.

To date, Celeste Terrell has not acknowledged that the Cottonwood Highlands Metropolitan District No. 1 is responsible for the maintenance of Adler Park. Mr. Boone will continue to monitor this situation and keep the Board informed.

During Mr. Boone's research, he discovered that that Compark Village Filing No. 1 Amendment No.1 plat contained some unusual items. This plat contains property that is zoned commercial and the property is within the boundaries of the Cottonwood Metropolitan District. Within in this plat, Tract A is a detention pond and Tract B is open space. Per the recorded plat, Compark Business Campus Metropolitan District owns this property and is responsible for maintenance of these tracts. Mr. Boone noted that the Compark Business Campus Metropolitan District did not obtain written approval from the Cottonwood Metropolitan District for an overlapping metropolitan district.

DIRECTOR EXCUSED

Mr. Nielsen had a prior commitment and was unable to attend tonight's meeting. The Board excused Mr. Nielsen's absence.

March 23, 2021

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

Respectfully submitted,

Phil Cantrell, Secretary