

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

March 25, 2020

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday March 25, 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

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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 February 26, 2020 and March 9, 2020 meetings. Ms. Firtel seconded the motion and it carried unanimously.

TOWN OF PARKER

Mr. Boone talked with Chris Hudson about the need for the Temporary Construction Easement since the Town of Parker is taking title to all of Tract C. Mr. Hudson said the Town still needs the access agreement as they need access to areas outside of Tract C for construction staging.

Mr. Boone was directed to provide the Board with the areas of the Temporary Construction Easement.

Mr. Boone had reviewed the IGA and recommends the Board approve the agreement. Mr. Cantrell moved to approve the agreement. Ms. Firtel seconded the motion and it carried unanimously. A copy of the IGA is attached to these minutes.

WEBSITE & PARK RESERVATIONS

Mr. Boone had nothing new to report.

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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 2166 thru 2190. Mr. Prasad seconded the motion and it carried unanimously.

IRRIGATION SYSTEM

Mr. Boone updated the Board on the Town of Parker involvement with the irrigation project. The Town was notified of construction activity around the pump house area. The Town sent out inspectors to investigate the matter. The Town informed Bret Baird and Brightview Landscape that the area they were digging in was in an area protected by the endangered species act. The Preble Mouse is the endangered specie in this area. The Town ceased construction activity in the area. Mr. Baird notified Mr. Boone of this situation.

Mr. Boone called Chris Hudson with the Town of Parker. Mr. Boone had previously asked Mr. Hudson if the Cottonwood Metropolitan District needed any permits from the Town of Parker to replace its sprinkler system. Mr. Hudson had at that time said the Cottonwood Metropolitan District did not need any permits. Mr. Hudson did not realize at that time that certain areas of the irrigation system were in the endangered area. Mr. Hudson explained that the Town of Parker is responsible for enforcement of endangered species regulations for property within the Town of Parker.

Mr. Hudson said that construction could continue in areas not in

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the endangered species area and in the area around the bridge that is close to the pump house. Mr. Hudson said that the Town would require a grading permit prior to any work in that area. Mr. Boone is working on the grading permit application with the Town.

Mr. Hudson noted that other permits would be required for work in the endangered species area. These permits would be from the Colorado Department of Health and Environment, Town of Parker Floodplain Permit and possibly a 404 permit with the Army of Corps of Engineers. Mr. Hudson said he would work with Mr. Boone on these permits.

Mr. Boone noted that the permit process could take a long time. Mr. Boone and Mr. Baird discussed how the Districts' new irrigation system could work using the existing mainline for use if long delays occur in the permitting process.

Mr. Boone asked the Board if irrigation construction should continue. The Board agreed that irrigation construction should continue.

Mr. Nielsen asked of Mr. Boone if he had contacted our attorney in this matter. Mr. Boone said he had not, but would if he felt it would help in getting the necessary permits sooner.

Mr. Olson asked Mr. Baird if the as-builts are being recorded. Mr. Baird said that the as-builts would be provided upon completion of the project.

Mr. Baird noted that the fence gate had been installed in the pump house building.

Mr. Cantrell questioned if the roof of the pump house building needs replacing. Mr. Baird said the roof wasn't leaking, but the front doors to the building might need to be replaced.

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MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated March 25, 2020.

Mr. Cantrell noted that one of the boards was loose in the hockey rink.

Mr. Nielson suggested that the April meeting agenda include the discussion of moving trees from Tract C.

Mr. Prasad noted that he saw standing water in the drainage area off of Jordan Road by the pump house.

COTTONWOOD WATER & SANITATION DISTRICT SUBDRAIN VAULTS

The Board discussed the attached email regarding testing by Colorado Analytical.

REQUEST FOR EXCLUSION LENNAR COLORADO, LLC. UPDATE

Mr. Boone requested a written copy of the March 9, 2020 special meeting transcript from Pat Boslough of Calderwood-Mackelpraing, Inc. Mr. Boone was informed that Lennar's attorney did not make a written transcript request. Mr. Boone had our attorney, Carolyn Steffl, contact Lennar's attorney on this matter. Caroline Steffl was informed that Lennar would not be appealing their denial to the Douglas County Commissioners. Mr. Boone noted that the cost of the written transcript would be expensive.

2020 ELECTION

Mr. Boone will follow up on the election cancelation notice with our attorneys.

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DEVELOPER ITEMS

Mr. Boone had nothing new to report.

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

Respectfully submitted,

Phil Cantrell, Secretary