

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

May 25, 2016

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on Wednesday May 25, 2016 at 7:00 p.m. at the 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen                      President/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.

Anil Kumar Vijay                 President Colorado Cricket League

Troy Brienzo                        Fundraiser 5K Representative

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

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

Ms. Firtel moved to accept the Minutes of the April 27, 2016 meeting. Mr. Cantrell seconded the motion and it carried unanimously. The approval of the March 30, 2016 and April 13, 2016 minutes was deferred to the June 2016 meeting.

#### DIRECTORS OATHS AND ELECTION OF OFFICERS

Mr. Boone noted that Directors' oaths would be filed along with a surety bond with the Department of Local Governments per statute requirements.

Ms. Firtel moved to elect Mr. Nielsen as President/Chairman, Mr. Prasad as Vice-President/Vice Chairman, Mr. Cantrell as Secretary and Mr. Olson as Assistant Secretary. Mr. Cantrell seconded the motion and it carried unanimously. Mr. Prasad moved to elect Ms. Firtel as Treasurer. Mr. Olson seconded the motion and it carried unanimously.

#### COTTONWOOD WATER & SANITATION DISTRICT

Mr. Luis Tovar is with the firm of Mulhern MRE. This firm manages the Cottonwood Water & Sanitation District. Mr. Tovar reviewed ground water issues within the Cottonwood Subdivision. The Cottonwood Water & Sanitation District is finding increased levels of manganese and iron in the District's water.

Mr. Nielsen asked Mr. Tovar to consider drilling the new DD-3 well north of the existing DD-3. Mr. Nielsen noted that this would move the well away from the picnic area. Mr. Tovar said he would look into this

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issue and get back to the Board on this matter. Mr. Cantrell asked Mr. Tovar how often the Water & Sanitation District would need to access the well. Mr. Tovar said that after the installation, there would be little access as the controls for well will be in the well house to the north. Mr. Tovar said that the well construction has been bid. The well would go through a twenty-four hour pumping test. A sound wall would be used to lessen the noise to residents in the area. The well is scheduled for construction next month. Mr. Baird noted that the Metropolitan District's new irrigation system is on hold until the well test results are received.

Mr. Tovar said that a flood plain permit would be needed for the proposed bore under Cherry Creek.

Mr. Tovar offered the use of the Water and Sanitation District's shed for storage for Mr. Baird's equipment.

Mr. Tovar said he would be at the June Board meeting.

#### COLORADO CRICKET LEAGUE

Mr. Anil Vijay of the Colorado Cricket League introduced himself and asked the Board to consider allowing cricket in Cottonwood Park again. Mr. Vijay proposal included his club building a pitch and renting the facility from the Metropolitan District. Mr. Vijay said they would hold two to three games per day on weekends from 8 am to 6 pm. Mr. Nielsen asked how many teams in their league and how many facilities do they currently use. Mr. Vijay said that they have twenty teams and two facilities.

Mr. Olson asked about the about the history of cricket in Cottonwood. Mr. Nielsen replied that cricket players used the field in the past. The Metropolitan District removed the cricket pitch from the

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field. The cricket players overused the field and the District received numerous complaints from residents. The park was not available for use by the residents. The players and their fans would speed through the subdivision. The agreement with the cricket players was not renewed.

Mr. Boone noted that some cricket players are currently using the West Park around the basketball courts to practice. The District has received complaints from residents. One resident suggested that the cricket players move to a different part of the park because their current location was dangerous for other people in the park. The cricket players refused to move. Mr. Vijay said he would look into this matter and attempt to stop the players from using the park. Mr. Cantrell noted that more people are using the park now than when the cricket players were allowed to use the park.

Mr. Nielsen thanked Mr. Vijay for his time and said the Board would discuss this matter and get back to him. Mr. Vijay left the meeting at this time. Mr. Cantrell and Ms. Firtel said they were against allowing cricket in the park again.

#### 5K CHARITY RUN

Mr. Troy Brienzo introduced himself to the Board and requested the use of Cottonwood Park as a staging area for his charity run to raise money for medical bills for a cancer patient. Mr. Brienzo said that he expected up to one hundred participants in the run. The Board agreed to allow Mr. Brienzo the use of the East Parking lot for this run on June 25<sup>th</sup> from 8:30am to 11:30 am. Mr. Brienzo agreed to provide a certificate of insurance to the District for this event.

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## WEBSITE

Mr. Boone contacted Tracy Angeles about replacing Alina Wilson regarding park reservations on the website. The Board agreed to the replacement. Mr. Boone has tried unsuccessfully to contact Alina Wilson by phone and email.

## 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. Cantrell moved to approve check numbers 1658 thru 1672 (check # 1671 was voided). Mr. Olson seconded the motion and it carried unanimously.

## DEBT AUTHORIZATION ELECTION

Mr. Boone noted that our attorneys finished reviewing the subdivision plats in regard to fencing issues on Jordan Road and Cottonwood Drive.

Mr. Casey Lekahal, District's attorney, noted that Parkwood East LLC owns right of way tracts C and D in Filing No. 11. Mr. Lekahal believes this is a Carlson entity. The proposed new fences would be placed on this property. Mr. Boone asked the Board if he should proceed to have tracts C and D deeded over the Metropolitan District. Mr. Nielsen directed Mr. Boone to coordinate this matter with Mr. Lekahal.

Mr. Boone presented the Board with worksheets showing the District's projected property tax increases under mill levy increases from 1 to 5 mills. Mr. Boone also prepared a worksheet showing the District's projected cash position with a 4 mill increase for five years.

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Mr. Boone noted these worksheets included projected development of the Carlson's property within the District. Copies of these worksheets are attached to these minutes.

The Board will discuss these and other financing alternatives at the next Board meeting.

#### COTTONWOOD TRAIL HEAD

Mr. Nielsen will ask Mr. Chad Hudson, Construction Manager for the Town of Parker, to attend the June Board meeting to answer any questions regarding land donation of Tract C in Filing No. 8 and fence construction along Cottonwood Drive.

#### MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated May 25, 2016.

Mr. Baird recommended replacing two trees in the West Parking lot. Mr. Cantrell moved to authorize up to Six Thousand Dollars to add ten new trees in the West Parking Lot. Mr. Olson seconded the motion and it carried unanimously.

Mr. Nielsen asked Mr. Baird to confirm the fence estimate that he received included fence demolition.

#### DEVELOPER ITEMS

Mr. Boone had nothing new to report.

#### COMMUNITY TRASH

Mr. Boone will summarize bids from trash contractors for the June Board meeting.

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CAPITAL PROJECT FINANCING

Mr. Boone has provided subdivision plats to our attorneys for filings adjacent to Jordan Road and Cottonwood Drive for their fence review opinion. The Board felt that two voter ballot issues should be for the irrigation system replacement and the landscape improvements on the Jordan Road right of way.

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

Respectfully submitted,

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Phil Cantrell, Secretary