MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
August 25, 2026

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on August 25, 2026 at 7:00 p.m. 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen
President/Chairman

AJ Olson
Vice President/Vice Chairman

Phil Cantrell
Secretary

Tobi Firtel
Treasurer

Killian Wade
Assistant Secretary

Also Present were:
Anthony Boone
District Manager

Bret Baird
Baird Grounds Maintenance LLC

Laurie Tatlock
District Manager
Cottonwood Highlands Metropolitan District No. 1

Ron Hilton
Board Member
Cottonwood Highlands Metropolitan District No. 1

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

Mr. Cantrell moved to approve the agenda. Mr. Wade seconded the motion and the agenda was approved unanimously.

PUBLIC INPUT
COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1
Laurie Tatlock noted that the IGA agreement between the Cottonwood Highlands Metropolitan District No. 1 and the Cottonwood Metropolitan District expires December 31, 2026. Laurie Tatlock asked that the Cottonwood Metropolitan District to extend the IGA for another year. Mr. Wade moved to extend

the agreement for another year subject to our attorney's approval. Ms. Firtel seconded the motion and it carried unanimously.

MINUTES:
Mr. Olson moved to accept the Minutes of the July 28, 2026 meeting. Mr. Wade seconded the motion and it carried unanimously.

TREASURER'S REPORT

a. Invoices: Mr. Boone reviewed the list of invoices received to date. Following discussion of the invoices presented for payment, Mr. Wade moved to approve check numbers 3516 thru 3534. Mr. Cantrell seconded the motion and it carried unanimously.

b. 2025 Audit: Mr. Boone will turn over the accounting records to the auditors next week.

c. 2027 Budget: Mr. Boone presented the Board with a preliminary 2027 budget.

MAINTENANCE REPORT
Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated August 25, 2026. Mr. Baird presented the Board with the attached quote for new playground equipment. Mr. Baird noted that Dave Haider park equipment needs replacing first.

COTTONWOOD WATER & SANITATION DISTRICT
Mr. Boone noted that the District's attorney is on vacation. Mr. Boone will follow up with him when he returns on drafting a letter to the Cottonwood Water & Sanitation District regarding the annual allocation of water usage for the Cottonwood Metropolitan District.

MAINTENANCE BUILDING
The Board discussed the Independent District Engineering Services, LLC suitability for the District's engineering and construction management needs. Mr. Boone will contact the firm regarding their fees and service. Mr. Olson suggested we talk with other engineering and management firms to compare prices and services.

FENCE & LANDSCAPE IMPROVEMENTS PROJETS
Mr. Baird had invited the fence contractor that he has been working with to tonight's meeting. The contractor had to cancel attending the meeting at the last minute.

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

Respectfully submitted,
Phil Cantrell, Secretary