RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

HELD: Tuesday, April 21, 2026 at 7:00 p.m.
8334 Sandreed Circle, Parker, CO and Virtually Via Microsoft Teams

Call To Order/Attendees:
A public meeting of the Cottonwood Highlands Metropolitan District No. 1 Board of Directors was called and held as shown above in accordance with the applicable statutes of the State of Colorado. The following District Board members were in attendance:

- Ron Hilton
- Conrad Jansen
- Lynn Severson

Also in attendance were:
Laurie Tatlock and Luis Tovar, Mulhern MRE, Inc.; Ryan Liston, Seter, Vander Wall & Mielke, P.C.; and two members of the public.

Disclosure Matters
It was noted that a quorum of the Board was present. It is the responsibility of each Director to disclose any potential conflict of interest with the District to the Board prior to each meeting and any such potential conflict must also be filed with the Secretary of State. The board members confirmed that no conflict of interest existed with regard to any items on the meeting agenda.

Approval of the Agenda
The Board reviewed the agenda for the meeting. "IGA Plan regarding Continuation and Disposition of Assets for Excluded Property" was added to the agenda under Legal Matters. Following discussion, and upon a motion duly made by Director Hilton and seconded by Director Severson, the Board unanimously approved the revised agenda.

Public Comment
Keith Minch attended online, but did not speak. Karen Ting, who attended in person inquired into the Petition for Exclusion process and signed the Petition before departing the meeting.

Board Member Vacancy Candidates
Neither of the candidates who had indicated that they wished to fill the Board Member vacancies were in attendance.

Administrative
The Board reviewed the minutes of the Regular Meeting held on March 17, 2026 and the Special Meeting held on March 28, 2026. A motion was presented by Director Hilton to approve both sets of minutes. Director Severson seconded the motion and upon vote, the minutes for the meetings held on March 17, 2026 and March 28, 2026 were unanimously approved.

Financial Matters
Staff reviewed with the Board the payables presented for payment.

After Board discussion, a motion was presented by Director Hilton and seconded by Director Severson, to approve the proposed payables, checks numbered 1135-1141, and ratify the Core Electric, Payroll Specialists, and Cottonwood Water & Sanitation District invoices that were paid via ACH.

After Board discussion, a motion was presented by Director Hilton and seconded by Director Severson to accept the Financial Statements for the period ending March 31, 2026. Upon vote, the Financial Statements were unanimously accepted.

Legal Matters

Mr. Liston noted that the agreement with the Cottonwood Metropolitan District (CMD) to formalize reimbursement of costs that CMD has incurred and may incur related to the exclusion process had been approved by CMD and was ready for final approval and signature. A motion was presented by Director Severson to approve the agreement. Director Hilton seconded the motion and upon vote, the agreement was unanimously approved.

Staff reviewed with the Board Cottonwood Water & Sanitation District's Drought Mitigation Measures/Water Conservation Order.

Mr. Liston reviewed with the Board the draft IGA Plan regarding Continuation of Services and Disposition of Assets for Excluded Property. Subject to the Board sending comments to Mr. Liston by Monday, April 27, 2026, legal counsel was directed to submit the draft IGA to the Town of Parker and the Cottonwood Metropolitan District for review and feedback.

Mr. Liston answered Board members' questions regarding Colorado's open meeting laws as those laws apply to the Petition for Exclusion process.

Manager Matters

Ms. Tatlock updated the Board on the Exclusion Petition signatures.

Director Items

The Board reviewed the proposed Dog Waste Volunteer Program and agreed that they would like to pursue the Program. Mr. Liston said that he would draft a Volunteer Waiver, Release and Indemnity Agreement.

Next Meeting

The next regular meeting is scheduled for May 19, 2026 at 7:00 pm, to be held via Microsoft Teams.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded, and upon vote, unanimously carried, the Board determined to adjourn the meeting.

The foregoing minutes were approved by the Board on May 19, 2026, and constitute a true and correct copy of the minutes of the above-referenced meeting.

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Board Member