

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

HELD: Tuesday, January 20, 2026 at 7:00 p.m.

At 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:

- Ryan Foristal
- Ron Hilton
- Conrad Jansen

Also in attendance were:

Laurie Tatlock and Luis Tovar, Mulhern MRE; Colin Mielke and Ryan Liston, Seter, Vander Wall & Mielke, P.C.

Upon a motion duly made and seconded, the Board unanimously voted to excuse the absence of Director Lynn Severson.

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. Following discussion, and upon a motion duly made by Director Hilton and seconded by Director Jansen, the Board unanimously approved the agenda.

Public Comment

The Board opened the meeting for public comment. There were no members of the public present. The public comment period was closed.

Minutes

The Board reviewed the minutes of the Regular Meeting held on December 16, 2025. A motion was presented by Director Hilton for approval of the minutes. Director Jansen seconded the motion and upon vote, the minutes were unanimously approved.

Financial Matters

Staff reviewed with the Board the payables presented for payment.

After Board discussion, a motion was presented by Director Jansen and seconded by Director Hilton, to approve the proposed payables, checks numbered 1120-1123, and ratify the Core Electric, Payroll Specialists, and Cottonwood Water & Sanitation District invoices that were paid via ACH. Upon vote, the motion was unanimously approved.

After Board discussion, a motion was presented by Director Hilton and seconded by Director Jansen to accept the Financial Statements for the period ending December 31, 2025. Upon vote, the Financial Statements were unanimously accepted.

Legal Matters

Mr. Mielke updated the Board regarding the meeting with the Town of Parker regarding the exclusion of the District from the boundaries of the Cottonwood Metropolitan District. He will be finalizing the Exclusion Petition and it will be submitted to the Cottonwood Metropolitan District and the Town of Parker so that the process of obtaining signatures can start.

Ms. Tatlock advised the Board that, for maintenance purposes, the Lennar Paired Homes HOA wanted to transfer ownership of the Park and Open Space Tracts to the District rather than leasing them to the District. They will need to have an election to accomplish this.

Manager Matters

Ms. Tatlock requested a copy of the Lennar Single Family Homes HOA documents to review for information regarding fence maintenance.

Ms. Tatlock presented the Board with a proposal from Rocky Mountain Playground Services for 2026 Inspection Services in the amount of \$1,850. After discussion, a motion to approve the proposal was made by Director Hilton and seconded by Director Jansen. Upon vote, the proposal was unanimously approved.

Ms. Tatlock presented the Board with a proposal from Wipfli to complete the 2025 Audit for \$7,300. She noted that this price is reasonable based on her experience managing special districts. After discussion, a motion to approve the proposal was made by Director Jansen and seconded by Director Hilton. Upon vote, the proposal was unanimously approved.

Director Items

None.

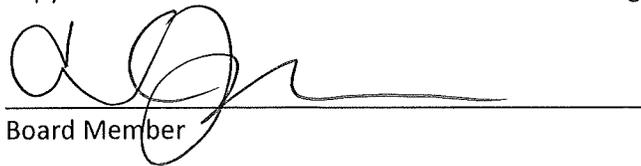
Next Meeting

The next regular meeting is scheduled for February 17, 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 at approximately 7:48 p.m.

The foregoing minutes were approved by the Board on February 17, 2026, and constitute a true and correct copy of the minutes of the above-referenced meeting.


Board Member