

RECORD OF PROCEEDINGS

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

HELD: Tuesday, July 21, 2026 at 7:00 p.m.

8334 Sandreed Circle 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
- Karla Keyser
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Upon a motion duly made by Director Hilton and seconded by Director Jansen, the Board excused the absence of Director Severson.

Also in attendance were:

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

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 approved the agenda.

Public Comment

The Board opened the meeting for public comment. No public comment was presented, and the Board closed the public comment portion of the meeting.

Administrative

The Board reviewed the minutes of the Regular Meeting held on June 16, 2026. A motion was presented by Director Hilton to approve the minutes. Director Jansen seconded the motion and upon vote, the minutes for the meeting held on June 16, 2026 were approved.

Financial Matters

Staff reviewed with the Board the payables presented for payment.

After Board discussion, a motion was presented by Director Foristal and seconded by Director Jansen, to approve the proposed payables, checks numbered 1150-1154, and ratify Core Electric, Payroll Specialists, and Cottonwood Water & Sanitation District invoices that were paid via ACH. Upon vote, the motion passed unanimously.

After Board discussion, a motion was presented by Director Foristal and seconded by Director Hilton to accept the Financial Statements for the period ending June 30, 2026. Upon vote, the Financial Statements were unanimously accepted.

Staff discussed with the Board the \$17,490 2024 audit invoice when the proposal had estimated fees of \$6,500. To better understand the fee, the Board directed staff to obtain details regarding the charges.

Legal Matters

Mr. Liston advised the Board that the District is scheduled to present details of the IGA/Plan regarding Continuation of Services and Disposition of Assets for Excluded Property and the Town of Parker Resolution regarding Petition for Exclusion at a Town of Parker Town Council work session on July 27, 2026 and at Public Hearing of the Town of Parker Town Council meeting on August 3, 2026. Staff advised that it would be good to have a Board member in attendance.

Manager Matters

Ms. Tatlock showed the Board some Community Notice boards. Since Director Severson was absent, action on the matter was postponed.

Director Items

Director Hilton noted some areas in the parks where weeds were a problem. Director Foristal noted issues with pine trees in the community.

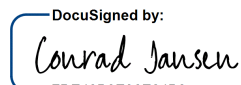
Next Meeting

The next regular meeting is scheduled for August 18, 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 August 18, 2026, and constitute a true and correct copy of the minutes of the above-referenced meeting.

DocuSigned by:

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Board Member