

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT

Held: Tuesday, November 8, 2022 at 9:00 a.m. via Zoom teleconference.

The regular meeting of Cottonwood Hollow Residential Metropolitan District (the “District”) referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Douglas Hatfield
Timothy O’Connor
Dustin Anderson

Also present were: Clint C. Waldron, Esq., and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Jordan Honea, D.R. Horton Colorado; and Dan Skeeahan, Kimley-Horn & Associates, District Engineer.

Call to Order/Declaration of Quorum

Director Hatfield noted that a quorum of the Board was present and called the meeting to order.

Director Conflict of Interest Disclosures

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- September 30, 2022 Joint Special Meeting Minutes; and
- Independent Contractor Agreement with Environmental Landworks for Snow Removal Services.

Legal Matters

Consider Approval of Resolution Regarding Acceptance of Public Infrastructure Mr. Skeehan reviewed the Resolution Regarding Acceptance of Public Infrastructure with the Board noting that he inspected the property and is waiting on final certification from the landscape architect, and he recommends acceptance of public the improvements. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution subject to receipt of the final letter from Mr. Skeehan and the landscape architect.

Consider Approval of Independent Contractor Agreement with Environmental Landworks for Landscape Maintenance Services Ms. Murphy reviewed the Independent Contractor Agreement with Environmental Landworks for Landscape Maintenance Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Independent Contractor Agreement with Environmental Landworks for Landscape Maintenance Services subject to final review by legal counsel and Advance HOA.

Other Legal Matters Mr. Waldron noted White Bear Ankele Tanaka & Waldron had a call with Advance HOA and they are proposing changing their fee structure for District management because the housing type is for rent rather than for sale.

District Operations

Other District Operations None.

Financial Matters

Review and Consider Approval of Claims Payable None.

September 30, 2022 Financial Statements Ms. Bartow reviewed the September 30, 2022 Unaudited Financial Statements with the Board.

Status of 2021 Draft Audit Ms. Bartow informed the Board that she is working with the auditor on the 2021 Draft Audit.

Status of Letter Regarding Release and Use of District Funds Ms. Murphy noted White Bear Ankele Tanaka & Waldron is continuing to work with the Firestone Police Department on this matter.

Other Financial Matters None.

Construction Updates

Update on District Construction Mr. Skeeahan provided an update on the status of District Construction noting that not a lot of progress has been made since the last meeting. He stated the initial construction is coming to a close and LOMR applications are in with the Core of Army Engineers.

Consider Approval of Resolution Accepting District Eligible Costs and Approval of Requisitions from Project Fund Deferred.

Consider Acceptance of Engineer's Report and Approval of Requisitions from Project Fund Deferred.

Other Construction Updates None.

Other Business None.

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

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.


Dustin Anderson (Feb 22, 2023 09:18 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 15th day of February, 2023.