

COTTON RANCH METROPOLITAN DISTRICT

This memorandum shall serve as notice of the Special Meeting of the Board of Directors of the Cotton Ranch Metropolitan District, which will be held on Tuesday, November 19, 2024, at 4:00 p.m. via Zoom.

<https://us06web.zoom.us/j/83050434818>

Dial in: (346) 248-7799
Meeting ID: 830 5043 4818

AGENDA

- 1) CALL TO ORDER/ROLL CALL
- 2) DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
- 3) CONSIDERATION OF CHANGES TO THE AGENDA
- 4) CONSIDERATION OF MINUTES
 - a) August 13, 2024, Meeting Minutes (Attachment)
- 5) PUBLIC INPUT (Input will be limited to three minutes per item)
- 6) DISTRICT BUSINESS
 - a) Irrigation Account Issues (Attachment)
 - b) Improvements on Parcel B Plans (Attachment)
 - c) 2025 Election Resolution (Attachment)
 - d) 2025 Meeting Calendar (Attachment)
 - e) Board Vacancy
 - f) Other Business
- 7) FINANCIAL REPORTS
 - a) September 30, 2024, Financial Statements (Attachment)
 - b) 2024 Amended Budget Hearing (Attachment)
 - c) 2025 Budget Hearing (Attachment)
 - d) 2025 Rate Hearing (Attachment)
 - e) 2024 Audit Engagement Letter (Attachment)
 - f) Accounts Payable List (Attachment)
 - g) Accounts Receivable List (Attachment)
 - h) Other Financial Items
- 8) BUSINESS/OPERATIONS
 - a) Sky Legend Pumphouse Replacement
 - b) Raw Water System Operation and Maintenance Update (Chris Meister)
 - c) Replacement Meters
 - d) Long Term Replacement of Raw Water Irrigation System
 - e) Pump and Pump House Items
 - f) Town of Gypsum Outstanding Electric Bill (Attachment)
 - g) Other
- 9) LEGAL
- 10) REVIEW ACTION LOG – (Attachment)
- 11) UPDATES & REPORTS
 - a) Cotton Ranch Water Tap Fees – (Attachment)
 - b) Sky Legend Tap Fees – (Attachment)
 - c) Village Water Tap Fees – (Attachment)
- 12) EXECUTIVE SESSION §24-6-402(4)(e), C.R.S.- Determining positions relative to matters that may be subject to negotiations.
- 13) ADJOURNMENT

Board of Directors

Christopher S. Meister, President	Term Expires May 2025
David Nordin, Treasurer	Term Expires May 2027
Bob Rulon, VP/Assistant Secretary-Treasurer	Term Expires May 2025
Michael Pritchard, VP/Assistant Secretary-Treasurer	Term Expires May 2025
Vacant	Term Expires May 2025