

COTTON RANCH METROPOLITAN DISTRICT

This memorandum shall serve as notice of the Regular Meeting of the Board of Directors of the Cotton Ranch Metropolitan District, which will be held on Tuesday, May 12, 2026, at 4:00 p.m. via Zoom.

<https://us02web.zoom.us/j/87116763413>

Dial in: (346) 248-7799

Meeting ID: 871 1676 3413

AGENDA

- 1) CALL TO ORDER/ROLL CALL
- 2) DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
- 3) CONSIDERATION OF CHANGES TO THE AGENDA
- 4) DISTRICT BUSINESS
 - a) Raw Water System Operation and Maintenance Update - Dwight Winkelman (Attachment)
 - b) Update on Water Court Decree Case No.25CW3154, Application of Cotton Ranch Metropolitan District and the Town of Gypsum (Attachment)
 - c) Tap Fees Deposit Damages Discussion (Attachment)
 - d) AI Meeting Recording for Minutes Preparation Discussion
 - e) Other Business
- 5) PUBLIC INPUT (Input will be limited to three minutes per item)
- 6) CONSIDERATION OF MINUTES
 - a) February 2, 2026 Meeting Minutes (Attachment)
- 7) FINANCIAL REPORTS
 - a) 2025 Draft Audit (Attachment)
 - b) April 30, 2026 Financial Statements (Attachment)
 - c) Accounts Payable List (Attachment)
 - d) Accounts Receivable List (Attachment)
 - e) Long-Term Investments Discussion (Attachment)
 - f) Other Financial Items
- 8) BUSINESS/OPERATIONS
 - a) Long Term Replacement of Raw Water Irrigation System
 - b) Pump and Pump House Items
 - c) 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) Villas Water Tap Fees – (Attachment)
- 12) ADJOURNMENT

Board of Directors

Christopher S. Meister, President

David Nordin, Treasurer

Jacob Chaknova, Secretary

Bob Rulon, VP/Assistant Secretary-Treasurer

Michael Pritchard, VP/Assistant Secretary-Treasurer

Term Expires May 2029

Term Expires May 2027

Term Expires May 2027

Term Expires May 2027

Term Expires May 2027