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, November 10, 2026, at 4:00 p.m. via Zoom.

https://us02web.zoom.us/j/89971152044
Dial in: (346) 248-7799
Meeting ID: 899 7115 2044

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
   b) Discussion and Consideration of the District Assuming Landscape Maintenance Payments for Valley Road and Cotton Ranch Drive on Behalf of the Cotton Ranch HOA
   c) Review of Accounts with Issues
   d) Consideration of 2027 Election Resolution
   e) Consideration of 2027 Proposed Meeting Calendar
   f) Other Business
5) PUBLIC INPUT (Input will be limited to three minutes per item)
6) CONSIDERATION OF MINUTES
   a) August 11, 2026 Meeting Minutes
7) FINANCIAL REPORTS
   a) October, 2026 and 2027 Budget Financial Statements
   b) Public Hearing on 2027 Budget; and Consideration of Resolution to Approve Budget, Appropriate Funds and Certify Mill Levy
   c) Public Hearing and Consideration of Resolution to Increase Water Rates
   d) Ratification of Investment Policy
   e) Consideration of the 2026 Audit Proposal – McMahan & Associates
   f) Ratification and Approval of Accounts Payable
   g) Review of Accounts Receivable
   h) Consideration of Resolution to Certify Delinquent Accounts
   i) Fraud Prevention Reminder
   j) 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
11) UPDATES & REPORTS
   a) Cotton Ranch Water Tap Fees
   b) Sky Legend Tap Fees
   c) Villas Water Tap Fees
12) ADJOURNMENT

Board of Directors

Christopher S. Meister, President	Term Expires May 2029
David Nordin, Treasurer	Term Expires May 2027
Jacob Chaknova, Secretary	Term Expires May 2027
Bob Rulon, VP/Assistant Secretary-Treasurer	Term Expires May 2027
Michael Pritchard, VP/Assistant Secretary-Treasurer	Term Expires May 2027