COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 2
SPECIAL MEETING
Wednesday, July 22, 2026 at 9:00 a.m. via teleconference
https://cottonwoodhighlandsmetrodistrictno2.com/

This meeting will be held via teleconferencing and can be joined through the directions below:
Zoom Meeting Link:
https://us06web.zoom.us/j/82847453131?pwd=suBpgvOJettYgGMpznqWxeeZ0IaIZp.1
Meeting ID: 828 4745 3131
Passcode: 245491
Call-In Numbers: 1(719) 359-4580 or 1(720) 707-2699

Board of Directors

Scott Carlson, President	Term Expires May 2029
Clay Carlson, Secretary/Treasurer	Term Expires May 2029
Kent Carlson, Vice Pres./Asst. Secretary	Term Expires May 2029
Michael Vickers, Asst. Secretary	Term Expires May 2027
Josh Suter, Director	Term Expires May 2027

AGENDA AND NOTICE

1. Call to Order/Declaration of Quorum

2. Conflict of Interest Disclosures

3. Approval of Agenda

4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

5. Consider Approval of November 20, 2025 Special Minutes ***(enclosures)***

6. Financial Matters
   a. Review Financial Statements and Payables ***(enclosures)***
   b. 2025 Auditor and 2025 Audit ***(enclosure)***
   c. Discuss November 2026 or May 2027 Waiver Election Regarding 5.25% TABOR Revenue Growth Limitation on Operation Mill Levy (if needed)

7. General Matters
   a. Discuss Status and Condition of District Owned Parcel A (Tracts A & B Cottonwood Highlands Filing No. 2) and Parcel B (Tract A Compark Village Filing No. 7)
   b. Discuss Status of Operation and Maintenance of District Owned Public Improvement and Tracts (see 7a. above); Pending Maintenance Agreement With Compark No. 7 Property Owners Association

c. Discuss Status of Pending Carlson Conveyance and District Acceptance Conditions Regarding Carlson Detention Pond and Tract C Open Space; Operation and Maintenance Plan After District Acceptance
d. Discuss Status of Strauss Building Services for Detention Pond Clean-Up, Open Space Prairie Dog Relocation and Remediation - $7,200

8. Public Improvement Construction
   a. Public Improvement Construction and Project Status
   b. Developer (CCM1 (MRD2 and MRD3) Supplemental Reimbursement No. 1 for Additional Public Improvement Soft Cost of $62,730.75 (***enclosure***)
   c. Ranger Engineering and CLA Accounting Cost Certifications and Acceptance Amended Reports No. 1 for $62,730.75 (pending)
   d. District Supplemental Acceptance and Acquisition Resolution No. 1 for $62,730.75 (pending)

   e. Developer (CCM1 (MRD2 and MRD3) Reimbursement Application for Public Improvement Costs No. 2
   f. Ranger Engineering and CLA Accounting Cost Certifications and Acceptance Reports No. 2
   g. District Acceptance and Acquisition Resolution for Certified Cost Reports No. 2

9. Discuss Timing for Next Series of Debt to Reimburse Additional Certified Costs

10. Next Regular Meeting (September 23, 2026); Adjourn