

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 2
SPECIAL MEETING

Wednesday, October 21, 2026 at 10:00 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/85051197354?pwd=6dZEkn8R6i3b9aIzPocWQbW28PfgB.1>

Meeting ID: 850 5119 7354

Passcode: 491768

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. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member.
 - a. Approval of July 22, 2026 Special Minutes (*enclosure*)
 - b. Approval of 2027 Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (*enclosure*)
 - c. Ratification of RLI Surety Renewal (*enclosure*)
 - d. Discuss and Consider Approval of 2027 Exclusion from BMO Worker's Compensation Coverage
 - e. Consider Adoption of 2027 Annual Administrative Resolution and Approval of 2027 Disclosure Notice Pursuant to § 32-1-809, C.R.S. (*enclosures*)
 - f. Ratification of Acceptance of 2025 Audit (*enclosure*)
 - g. Adoption of Resolution Calling May 4, 2027 Regular Director and TABOR Election and Ratifying All Previous Action (*enclosure*)
- 5.1 Items pulled from Consent Agenda

2026 Regular Meetings are to be held the 4th Wednesday of March, June, September, and December at 10:00 a.m. via Zoom teleconference. For questions, please call 303-858-1800.

6. Financial Matters
 - a. Financial Statements and Payables (*enclosures*)
 - b. Confirm May 2027 Director and 5.25% Waiver Election (5.25% TABOR Revenue Growth Limitation on Operation Mill Levy)
 - c. Consider Auditor for 2026 Audit
 - d. CliftonLarsonAllen LLP Memorandum Regarding Cash Access and Internal Controls (*enclosure*)
 - e. Other Financial Matters
7. General Matters
 - a. Carlson Special Warranty Deed Conveyance of Detention Pond and Tract C Open Space
 - b. Status of Strauss Building Services Proposal/Scope of Work for Detention Pond and Tract C Open Space Annual Maintenance Services Exhibit and Identification of Maintenance Area Exhibit; Independent Contractor Agreement for Annual Maintenance Services with Pending Exhibits
 - c. Status of Maintenance Agreement with Compark No. 7 Property Owners Association for Maintenance of Certain District Owned Improvements and Exhibits Showing District Owned Tracts/Improvements with Location To Be Maintained by Association
 - d. Request for Map for Identification of District Owned Tracts and Improvements and Property Owners Association Owned Tracts and Improvements
 - e. Consider Approval of WBA, PC Engagement Letter (*enclosure*)
8. Public Improvement Construction Costs
 - a. Interest Accrual on Outstanding Accepted Certified Public Improvement Costs Per Public Infrastructure Acquisition and Reimbursement Agreement (PIARA) (*enclosure*)
 - b. Developer (CCM1, MRD2 and MRD3) Reimbursement Application for Public Improvement Costs No. 3
 - c. Ranger Engineering and CLA Accounting Cost Certifications and Acceptance Reports No. 3 [Ranger Reports to Show Improvement Ownership by Various Entities]
 - d. District Acceptance and Acquisition Resolution for Certified Cost Reports No. 3
9. Discuss Timing for Next Series of Debt to Reimburse Additional Approved Certified Costs Since Cost Report No. 1
10. Next Meeting – December 2, 2026 at 10:00 am, 2026 Year-End and Budget Meeting
11. Adjourn