COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 2
REGULAR MEETING
Wednesday, December 2, 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/81453560543?pwd=0alYd5YWIA2I7xtc1CtTaalXtlpU79.1
Meeting ID: 814 5356 0543
Passcode: 012589
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 October 21, 2026 Special Minutes ***(enclosure)***

6. Financial Matters
   a. Financial Statements and Payables ***(enclosures)***
   b. Conduct Public Hearing on 2026 Budget Amendment
      i. Consider Adoption of Resolution Amending 2026 Budget ***(enclosure)***
   c. Conduct Public Hearing on 2027 Budget
      i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year ***(enclosure)***
   d. Review and Consider Approval of CLA SOW ***(enclosure)***
   e. Other Financial Matters

7. General Matters
   a. Strauss Building Services District Detention Pond Maintenance Agreement; Map Exhibit of Pond Maintenance Area [Exhibit Status]

b. Maintenance Agreement with Compark No. 7 Property Owners Association (POA) for Maintenance of Certain District Owned Improvements and Exhibits Showing District Owned Tracts/Improvements with Location To Be Maintained by POA Using POA Funds (identify landscape tracts, streets, snow removal - Exhibit Status)

8. Public Improvement Construction Cost Certification Report No. 3

9. 3rd Q 2027 Estimate for Next Series of Debt to Reimburse Additional Approved Certified Cost Reports No. 2 and No. 3

10. Next Meeting – March 24, 2027

11. Adjourn