

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 2
SPECIAL MEETING

Thursday, September 4, 2025 at 10:00 a.m.

This meeting will be held via teleconferencing and can be joined through the directions below:

Zoom Meeting Link:

<https://us06web.zoom.us/j/82758325441?pwd=MQJNvcai9RuzwOGZ9u9OjgEkSQbifB.1>

Meeting ID: 827 5832 5441

Passcode: 760978

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
VACANT	Term Expires May 2027

AGENDA AND NOTICE

1. Call to Order; Declaration of Quorum/Director Qualifications/Disclosure of Conflicts
2. Approval of Agenda
3. Approval of Minutes, March 26, 2025 Meeting
4. Public Improvement Construction
 - a. Public Improvement Construction and Project Status
 - b. Developer (CCM1 (MRD2 and MRD3) Reimbursement and Conveyance Application No. 1; Ranger Engineering and CLA Accounting Cost Certifications and Acceptance Reports No. 1
 - c. District Acceptance and Acquisition Resolution of Eligible Public Improvement Costs, Cost Certifications and Project Fund Requisition/Accrual Pursuant to Infrastructure Acquisition and Reimbursement Agreement
5. General Matters
 - a. Consider Appointment of Mr. Suter to Vacant Director Seat; Administer Oath of Office
 - b. Property Exclusion at NW Corner Jordan and Parker; Exclusion Petition Hearing; Resolution and Order Excluding Property
 - c. Discuss and Consider Acceptance of Developer Application for Conveyance of Completed Public Improvements (Improvement Description, Walk Through, Punch List Condition, Proof of Acceptability by Town of Parker, Cottonwood Water and Sanitation District)
 - d. Discuss and Consider District Owned Public Improvement Maintenance Agreement With Compark No. 7 Property Owners Association

- e. Discuss and Consider Acceptance of Detention Pond Conveyance; Condition of Pond at Conveyance, 3-Year Capital Expenditure Reserve
 - f. Discuss and Consider Engagement of Strauss Building Services for Detention Pond Ongoing Maintenance (By POA or By District with ICA) - \$4,500/YR
 - g. Discuss and Consider Engagement of Strauss Building Services for Detention Pond Clean-Up, Prairie Dog Relocation and Remediation - \$5,798.20
6. Financial Matters
- a. Financial Statements and Payables
 - b. Private Placement/Bank Qualified Series 2025 Bond Status Report; Engagement of Bond Consultants (Bond Counsel, EFA, Placement Agent, etc.); Cost of Issuance; Timeline
7. Next Meeting – Special Meeting for Bond Resolution Adoption (with physical meeting location), 2025 Budget Amendment Hearing to Accommodate Series 2025 Bond, Acknowledgement of Bond Cost of Issuance
Next Regular Meeting (September 24, 2025; December 3, 2025 – 2026 Budget Adoption)
8. Adjourn