

COTTONWOOD GREENS METROPOLITAN DISTRICT NO. 2
NOTICE OF SPECIAL MEETING AND
NOTICE OF PUBLIC HEARINGS RE: PROPOSED 2025 BUDGET AND
PROPOSED AMENDMENT TO 2024 BUDGET

October 17, 2024
11:00 AM

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of Cottonwood Greens Metropolitan District No. 2 (the “District”), County of Weld, State of Colorado, will hold a special meeting at 11:00 AM on October 17, 2024 (the “Board Meeting”) for the purpose of conducting such business as may come before the Board. Pursuant to § 32-1-903 CRS, as amended, this meeting will be conducted electronically, telephonically or by other virtual means.

FURTHER, NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the District for the fiscal year of 2025. A copy of the proposed budget has been filed with Centennial Consulting Group, LLC, 2619 Canton Ct., Suite A, Fort Collins, CO 80525, where the same is open for public inspection. During the Board Meeting, the Board will conduct a public hearing to consider objections of the District’s electors prior to considering the adoption of such proposed budget. Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2025 budget.

FURTHER, NOTICE IS HEREBY GIVEN that a proposed amended budget has been submitted to the District for the fiscal year of 2024. A copy of the proposed amended budget has been filed in the office of Centennial Consulting Group, LLC, where the same is open for public inspection. During the Board Meeting, the Board will conduct a public hearing to consider objections of the District’s electors prior to considering the adoption of such proposed amended budget. Any interested elector within the District may inspect the proposed budget amendment and file or register any objections at any time prior to the final adoption of the 2024 budget amendment.

Directors and members of the public that wish to participate in the meeting may do so via teleconference by dialing (720) 707-2699 and entering Conference ID: 923 0143 3141 or videoconference on <https://zoom.us/j/92301433141?pwd=qqbbBKcUMbcJ3O7JoBtEe5KCfEhUX6.1>, Passcode: 923 0143 3141.

This meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS
COTTONWOOD GREENS METROPOLITAN DISTRICT NO. 2

By: /s/ LAW OFFICE OF MICHAEL E. DAVIS, LLC

Preliminary Agenda

1) Consent Agenda

- a) Call to Order and declaration of quorum
- b) Present disclosures of potential conflicts of interest
- c) Approve agenda
- d) Approval of minutes from October 26, 2023 & November 13, 2023
- 2) Public Comment
- 3) Election of Officers
- 4) Consider Approval of 2025 Annual Administrative Resolution
- 5) Consider Approval of Resolution Calling Regular Director Election on May 6, 2025
- 6) Discuss and Consider Approval of Resolution Regarding TABOR Election on May 6, 2025
- 7) Conduct Public Hearing for Proposed 2024 Budget Amendment
- 8) Consider Approval of an Amendment to the 2024 Budget
- 9) Public Hearing to Consider Approval of 2025 Budget
 - a) Adopt 2025 Budget, Certify Mill Levy, Appropriate 2025 Expenditures
- 10) Review and Consider Proposals for Landscaping and Snow Removal Contracts
- 11) Review and Consider Approval of Architectural Review Guidelines
- 12) Consider a Resolution Adopting Policies and Amended Rules and Regulations Regarding the Enforcement of Covenants and Design Control Guidelines
- 13) Review and Consider Approval of 2024 Audit Engagement Letter
- 14) Consider Ratification of 2023 Audit
- 15) Consider Ratification of Advance & Reimbursement Agreement with LGI Homes for Operations and Maintenance Advances
- 16) Consider Approval of Outstanding Advance & Reimbursable Payment Obligations and Consent to Subordination with Cottonwood Development Partners
- 17) Other Business
- 18) Adjourn