

LAW OFFICE OF MICHAEL E. DAVIS, LLC

December 19, 2025

VIA E-FILING PORTAL

Division of Local Government
Department of Local Affairs
1313 Sherman Street, Room 521
Denver, CO 80203

VIA EMAIL (assessorefile@weldgov.com)

Office of the Weld County Assessor
1400 North 17th Avenue
Greeley, CO 80631

**VIA EMAIL (weld-
districts@weldgov.com)**

Office of the Weld County Clerk & Recorder
1402 North 17th Avenue
Greeley, CO 80631

VIA EMAIL (treasurer@weldgov.com)

Weld County Treasurer and Public Trustee
P.O. Box 458
Greeley, CO 80632

**VIA EMAIL (weld-
districts@weldgov.com)**

Weld County Board of County
Commissioners
P.O. Box 758
Greeley, CO 80632

VIA EMAIL (mpena@fortluptonco.gov)

City Council
City of Fort Lupton
130 South McKinley Avenue
Fort Lupton, CO 80621

RE: 2026 Transparency Notice
Cottonwood Greens Metropolitan District No. 2

To Whom It May Concern:

Pursuant to §§ 32-1-809 and 32-1-104(2), C.R.S., special districts must file a transparency notice with the Division of Local Government, County Assessor, County Clerk & Recorder, County Treasurer, Board of County Commissioners, and governing body of any municipality in which the District is located on or before January 15, of each year. As such, please see the enclosed transparency notice for the district listed below:

Cottonwood Greens Metropolitan District No. 2

Should you have further questions or for additional information, please contact our office.

Very truly yours,
LAW OFFICE OF MICHAEL E. DAVIS, LLC

Enclosure

2026 SPECIAL DISTRICT
“TRANSPARENCY NOTICE”

Notice to Electors 32-1-809 C.R.S.

This information must be provided annually to the eligible electors of the district between November 16 and January 15.

Cottonwood Greens Metropolitan District No. 2

Address and telephone number of district’s principal business office:

2619 Canton Court, Suite A, Fort Collins, CO 80525; (970) 484-0101

Name and telephone number of manager or other primary contact person for district:

Hailey Pavey; (970) 484-0101

Time and place designated for regular board meetings [per C.R.S. 32-1-903]:

Pursuant to the district’s administrative resolution, the Board determines to hold regular meetings First Thursday of November at 4:30PM. All regular and special meetings shall be conducted telephonically, electronically or by other means. If the Board requests that a regular or special meeting have a physical location in addition to a virtual location, that physical location shall be Fort Lupton Recreation Center, 203 South Harrison Ave, Fort Lupton, CO 80621.

Posting place designated for meeting notice [per C.R.S. 24-6-402(2)(c)]:

<https://ccgcolorado.com/cottonwoodgreens2>. If the website is unavailable, the Board designates Any three (3) public locations within the District boundaries as the District’s physical posting location.

Names and Contact Information for Board Members:

Vacant

This office is included on next regular election ballot for a 4 year term.

Marvin Davis, Board Chair

2619 Canton Court, Suite A, Fort Collins, CO 80525

This office is included on next regular election ballot for a 4 year term.

Leslie Hebron-Brown

2619 Canton Court, Suite A, Fort Collins, CO 80525

This office is included on next regular election ballot for a 4 year term.

Russell Milner

2619 Canton Court, Suite A, Fort Collins, CO 80525

This office is not included on next regular election ballot.

Vacant

This office is included on next regular election ballot for a 4 year term.

Date of next regular election: May 4, 2027

Self-nomination forms for the next regular election must be received by the district by:
February 26, 2027 no later than 5:00 PM.

Designated Election Official:

Michael Davis
1151 Eagle Drive, Suite 366, Loveland, CO 80537
(720) 279-4242

District election results will be posted on these websites:

<https://www.cospecialdistricts.com/>

<https://dola.colorado.gov/lgis>

*Self-nomination forms to be a candidate for district board member may be obtained from and should be returned to the Designated Election Official (or Board Chair or Secretary if no DEO).
[per C.R.S. 1-13.5-303]*

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official. [per C.R.S. 1-13.5-1003]

District Mill Levy: 78.009 mills to be collected in 2026.

Total ad valorem tax revenue received in the previous year (note if unaudited or otherwise incomplete): \$237,349 unaudited

File copy of this notice with:

Clerk and Recorded of each county in which the district is wholly or partially located
Assessor of each county in which the district is wholly or partially located
Treasurer of each county in which the district is wholly or partially located
Board of commissions of each county in which the district is wholly or partially located
Governing body of any municipality in which the district is wholly located
Division of Local Government
District's principal business office where it shall be available for public inspection

Notice must be provided in one or more of the following manners:

- a) Mail notice separately to each household where one or more eligible electors of the special district resides (Note: Districts with overlapping boundaries may combine mailed notices, so long as the information regarding each district is separately displayed and identified);
- b) Include notice as a prominent part of a newsletter, annual report, billing insert, billing statement, letter, voter information card or other Notice of election, or other informational mailing sent by the district to the eligible electors;
- c) Post notice on district's official website (Note: You must also provide the Division of Local Government (<http://www.colorado.gov/dola>) with the address of your district's website to establish a link on the DLG's site. Please use our Contact Update form available on our website or by request.);
- d) Post notice on website of the Special District Association of Colorado (www.sdaco.org) (Note: Your district must be an SDA member. Send notice to SDA by mail or electronic transmission); or
- e) For a special district with less than one thousand eligible electors that is wholly located within a county with a population of less than thirty thousand, posting the notice in at least three public places within the limits of the special district and, in addition, posting a notice in the office of the county clerk and recorder of the county in which the special district is located. Such notices shall remain posted until the Tuesday succeeding the first Monday of the following May.