

**COTTONWOOD TOWNHOMES METROPOLITAN DISTRICT
NOTICE OF SPECIAL MEETING AND
NOTICE OF PUBLIC HEARINGS RE: PROPOSED 2025 BUDGET AND
PROPOSED AMENDMENT TO 2024 BUDGET**

**October 4, 2024
2:00 PM**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of Cottonwood Townhomes Metropolitan District (the “District”), County of Weld, State of Colorado, will hold a special meeting at 2:00 PM on October 4, 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 the Law Office of Michael E. Davis, LLC, and is available for public inspection by contacting specialdistricts@mdavislawoffice.com. 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 the Law Office of Michael E. Davis, 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: 837 7601 8551 or videoconference on <https://us06web.zoom.us/j/83776018551>.

This meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS
COTTONWOOD TOWNHOMES METROPOLITAN DISTRICT

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

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 18, 2023
- 2) Public Comment
- 3) Consider Approval of 2025 Annual Administrative Resolution
- 4) Consider Approval of a Resolution Calling a Regular Election on May 6, 2025
- 5) Public Hearing to Consider Approval of 2025 Budget
 - a) Adopt 2025 Budget, Certify Mill Levy, Appropriate 2025 Expenditures
- 6) Consider Approval of 2024 Audit Exemption Resolution
- 7) Discussion Re: Status of the Development and Financing Needs
- 8) Discussion Re: District Enforcement of Covenants, Rules and Regulations and Architectural Review Guidelines
- 9) Consider Cancellation of October 16, 2024 Regular Meeting
- 10) Other Business
- 11) Adjourn

**The next regular meeting of the Board of Directors
is scheduled for 2:00 PM on October 15, 2025.**

Posted on the District's website at <https://www.cospecialdistricts.com/cottonwood-townhomes-metropolitan-district> at least 24 hours prior to the meeting.