

**COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT
AND
COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT
JOINT SPECIAL MEETING (Via Teleconference)**

Thursday, October 31, 2024 at 9:00 a.m.

cottonwoodhollowmetrodistrict.org

Douglas Hatfield, President	Term to May 2027
Timothy O'Connor, Director	Term to May 2027
Dustin Anderson, Secretary/Treasurer	Term to May 2027
Vacant	Term to May 2025
Vacant	Term to May 2025

This meeting will be held via Zoom and may be joined using the following link or call-in information:

<https://us06web.zoom.us/j/89614550676?pwd=3XoU5SqQmNrZUi3Jb874bdQijid0AJ.1>

Call-in Number: 720-707-2699

Meeting ID: 896 1455 0676

Passcode: 782931

NOTICE OF JOINT SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director 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. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of July 17, 2024 Joint Special Meeting
 - b. Approval of July 9, 2024 Townhall Meeting Minutes (Residential)
 - c. Approval of Special District Disclosure Pursuant to §32-1-809
 - d. Adoption of Joint Amended and Restated Public Records Request Policy
 - e. Adoption of Joint Resolution Designating Meeting Notice Posting Location
 - f. Ratification of Independent Contractor Agreement with Martin & Martin for Civil Engineer and Professional Services
 - g. Ratification of Independent Contractor Agreement with Environmental Landworks for Snow Removal Services
6. District Operations (Residential)
 - a. District Manager's Report
 - b. Landscape Maintenance Report
 - c. Other District Operations
7. Legal Matters
 - a. Consider Adoption of 2025 Joint Annual Administrative Resolution

- b. Discuss and Review Insurance General Liability Schedule and Limits, Consider Authorization to Bind Coverage
 - i. Review Property Schedule (Residential)
 - ii. Discuss and Consider Increase in Crime Contribution
 - iii. Consider Approval of 2025 BMO Worker's Compensation Invoices
 - iv. Consider Approval of 2025 Agency Fee Invoice for Broker Services
 - c. Discuss 2024 Legislative Memorandum and Changes Implemented by HB 24B-1001
 - d. Discuss and Consider Adoption of Joint Resolution Calling May 6, 2025 Election
 - e. First Amendment to Funding and Reimbursement Agreement with Cottonwood Colorado Residential, LLC (Residential)
 - f. Other Legal Matters
8. Financial Matters
- a. Review Unaudited Financial Statements, Property Tax Statement and Statement of Cash Position
 - b. Review and Consider Approval of Claims Payable
 - c. Consider Approval of Proposals for 2024 Audit (Residential)
 - d. Public Hearing on 2024 Budget Amendment (*if necessary*)
 - i. Consider Approval of Resolution Amending the 2024 Budget (*if necessary*)
 - e. Public Hearing on proposed 2025 Budget
 - ii. Consider Approval of Resolution Adopting the 2025 Budget, Imposing Mill Levy and Appropriating Funds
 - f. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP
 - g. Other Financial Matters
9. Construction Matters (Residential)
- a. Update on District Construction
 - b. Consider Acceptance of Engineer's Report and Approval of Requisition Nos. 64-71 from Project Fund
 - c. Other Construction Updates
10. Other Business
11. Adjourn