

COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 1 and 2

SPECIAL MEETING

via teleconference

Wednesday, March 19, 2025 at 9:00 a.m.

<https://cottonwoodcreekmetrodistrict.com/>

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

<https://us06web.zoom.us/j/88521258736?pwd=hFSc3hcCzzDaHdYUCfiL6s226XIUaL.1>

Meeting ID: 885 2125 8736

Passcode: 963004

Call-in Number: +1-720-707-2699

District No. 1

James Spehalski, President	Term to May 2025
Barry Talley, Secretary	Term to May 2027
Linda Talley, Treasurer	Term to May 2027
VACANT	Term to May 2025
VACANT	Term to May 2025

District No. 2

James Spehalski, President	Term to May 2027
Barry Talley, Secretary	Term to May 2025
Linda Talley, Treasurer	Term to May 2025
VACANT	Term to May 2025
VACANT	Term to May 2027

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. 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 that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda
 - a. Approval of Minutes from March 5, 2025 Special Meeting (**enclosure**)
 - b. Approval of Application for Exemption from Audit (District No. 2) (**enclosure**)
6. Legal Matters
 - a. Consider Approval of Transaction Based Informed Consent from White Bear Ankele Tanaka & Waldron Related to Termination of Intergovernmental Agreement Regarding Debt Allocation and Service Plan Debt Allocation Agreement (**enclosure**)
 - b. Consider Termination of Intergovernmental Agreement Regarding Debt Allocation dated May 12, 2022 (**enclosure**)
 - c. Consider Approval of Service Plan Debt Allocation Agreement among Cottonwood Creek Metropolitan District Nos. 1-5 (**enclosure**)

- d. Consider Approval of Second Amendment to Infrastructure Acquisition and Reimbursement Agreement with Cottonwood Creek Investors, LLC (**enclosure**)
- e. Consider Approval of Reimbursement Agreement with BOAC Cottonwood Creek JV, LLC (**enclosure**)
- f. Other Legal Matters

7. Financial Matters

- a. Consider Approval of Payables/Financials (**enclosure**)
- b. Consider Approval of Engagement Letter with Simmons & Wheeler (**enclosure**)
- c. Other Financial Matters

8. Other Business

9. Adjourn