

**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 Townhomes Metropolitan District**

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

1151 Eagle Drive, Suite 366, Loveland, CO 80537; 720-279-4242

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

Michael E. Davis, Esq.; 720-279-4242

**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 Third Wednesday of October at 2:00 PM. 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://www.cospecialdistricts.com/cottonwood-townhomes-metropolitan-district>. 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, Board Chair

1151 Eagle Drive, Suite 366, Loveland, CO 80537

This office is included on next regular election ballot for a 2 year term.

Kacy Flemons

1151 Eagle Drive, Suite 366, Loveland, CO 80537

This office is not included on next regular election ballot.

Donald R. Guerra, Board Chair

1151 Eagle Drive, Suite 366, Loveland, CO 80537

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

Eleanor T. Righeimer

1151 Eagle Drive, Suite 366, Loveland, CO 80537

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

Vacant

This office is included on next regular election ballot for a 2 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:** 80.640 mills to be collected in 2026.

**Total ad valorem tax revenue received in the previous year (note if unaudited or otherwise incomplete):** \$8,307 unaudited