

Dear Cottonwood Highlands Metropolitan District No. 1 Residents,

**Happy Holidays!**

As we approach the end of the year, we're excited to share several updates about the District and extend our gratitude for being part of such a wonderful community.

This year, the District successfully refinanced its outstanding debt, resulting in significant savings for our community. This refunding will reduce overall debt service costs by over \$20 million, translating to estimated annual property tax savings of about \$700 for the average homeowner. You'll see these savings reflected on your 2025 property tax bill.

We're also thrilled to announce that all open positions on the District Board have been filled, and we're committed to working together for the continued betterment of our neighborhood. We'd like to remind everyone that the Board meets regularly on the third Tuesday of every month, and meeting notices are regularly posted on our website: <https://cottonwoodhighlands.org/>. Residents are always welcome to attend!

We invite you to join us for the district's annual meeting:

**Date:** Tuesday, December 17, 2024

**Time:** 6:45 PM

**Location:** Via Zoom

[Join here](#)

**Meeting ID:** 851 3535 2916

**Passcode:** 285279

At this meeting, we'll provide updates on district projects, contractors, and the outstanding bonds. We'll also review unaudited financials for 2024 and take questions from the community.

If you have any questions or need assistance, please contact:

**District Manager**

Mulhern MRE, Inc.

Laurie Tatlock

[laurie@mulhernmre.com](mailto:laurie@mulhernmre.com)

720-274-8377

We wish you and your family a safe, joyful, and memorable holiday season.

Warm regards,

**Cottonwood Highlands No. 1 Metropolitan District Board**

Ryan Foristal, President

Ron Hilton, Treasurer

Conrad Jansen, Assistant Treasurer

Kelsey Seaman, Secretary

Lynn Severson, Assistant Secretary