



NOTICE OF MEETING

– CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT –

Regular Board Meeting

NOTICE IS HEREBY GIVEN that the Board of Directors of the CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT of the County of Douglas, State of Colorado, will hold a meeting for the purpose of conducting such business as may come before the Board. The meeting is open to the Public.

5660 Aspen Leaf Drive, Littleton, Colorado 80125
5:30 p.m. Wednesday, March 11th, 2026

Zoom link for those unable to attend in person: Meeting ID: 827 8132 2043 Passcode: 197536
<https://us02web.zoom.us/j/82781322043?pwd=GwUFC1FyaDiaCNMpyia0EVmdYYDaOb.1>

<u>Board of Directors</u>	<u>Term Expires</u>
John Cowan, President	May 2027
John Letzelter, Secretary	May 2029
Bernd Sokolowski, Treasurer	May 2029
Eduardo San, Engineer	May 2027
Bruce Blank, Asst. Secretary	May 2029

AGENDA

1. **Call to Order**
2. **Declaration of Quorum & Disclosure of Matters**
3. **Approval of Meeting Minutes:** November 12th, 2025 – Annual Meeting and Regular Meeting.
4. **Financial Matters**
 - a. Financial Reports & District Payment of Claims (*Nov – Feb*)
 - b. Status of Homeowner Payments of Claims to the District:
 - i. Water Billing Payments
 - ii. Fines
 - c. Status of Budget Surplus Payments – any uncashed payments?
 - d. 2026 Audit Exemption – Approval Signatures & Submittal
5. **District Manager Report**
6. **Director Reports**
 - a. **Director Cowan:**
 - i. Front Entry Gate & New Keypad – Implementation feedback
 - ii. Website MD Documents –Posting Responsibilities (*e.g., Calander, Budget, Agenda, Minutes, Homeowner Guides, etc.*)
 - iii. Annual Septic Inspections & Pumping – 2026 Pricing Ratification
 - iv. Paint Front Security Gates - Approval

b. Director San:

- i. 2026 Asphalt Road Maintenance – Recommended Plan and Bid Approval:
 - a) Specified structural full depth crack and deterioration repairs
 - b) Nominal crack sealing
 - c) Chip Seal all District owned asphalt
 - d) Funding

c. Director Sokolowski: Neighboring Developments - Updates

7. Attorney Report

- a. Conflict of Interest Disclosures
- b. 2026 Billing Rates - Ratification

8. Other Business

9. Public Comments

10. Adjourn

The next District Board Meeting is scheduled for May 13th, 2026 at 5:30 p.m.