



# NOTICE OF MEETING

– CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT –

## Regular Meeting (Following Annual Meeting at 5:30 P.M.)

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, November 12th, 2025**

<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

### REGULAR MEETING AGENDA

1. **Call to Order**
2. **Declaration of Quorum/Disclosure Matters**
3. **Approval of Meeting Minutes: July 30<sup>th</sup>, 2025**
4. **Financial Matters**
  - a. Financial Report & Payment of Claims
  - b. 2026 Draft Budget:
    - i. Board Review
    - ii. 2026 Property Tax Mill Levy & General / Debt Ratios
    - iii. Public Hearing on 2026 Budget
    - iv. Resolution Approving 2026 Budget, Appropriation of Funds, and Certification of Mill Levy
  - c. Safety and Loss Prevention Grant of \$432.37 - Status
  - d. Ensure Audit Exemption will be present for signatures at the March Meeting
5. **District Manager Report**
6. **Director Reports**
  - a. Director Cowan:
    - i. Projected 2025 MD funds surplus
    - ii. HOA's front entry holiday snowflake & wreath decorations
    - iii. Front Portico can light bulb replacement plan
    - iv. Snow Plowing – Ratify contract and designate an 2<sup>nd</sup> CRE snow boss
    - v. 2026 Meeting Schedule 2nd Wednesday of Mar, May, Aug & Nov – Ratify
    - vi. Front Entry Gate Keypad – repair or upgrade plan
  - b. Director San:

- c. Director Letzelter:
- d. Director Blank:
- e. Director Sokolowski: Neighboring Developments - Updates

**7. Attorney Report**

- a. 2026 Annual Administrative Resolution

**8. Executive Session pursuant to § 24-6-402(4)(b), C.R.S. for purposes of receiving legal advice on legal questions related to septic system repair requirements and enforcement.**

**9. Other Business**

**10. Public Comments**

**11. Adjourn**

*The next District Board Meeting is scheduled for March 11<sup>th</sup>, 2026 at 5:30 p.m.*