



# NOTICE OF MEETING

– CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT –

## 2025 Annual Meeting (Regular Meeting to Follow)

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

### ANNUAL MEETING AGENDA

1. **Call to Order**
2. **Infrastructure Projects:**
  - a. Weed Control
  - b. Street Address Monument's – Stained, signs painted, light bulbs and batteries
  - c. Septic Pumping, Inspections & Repairs
  - d. Water Well Service Line & Irrigation - Repairs
  - e. Road Maintenance – Potholes & crack seal. Slurry seal planned for 2026.
  - f. Entry Beautification – Retaining wall repairs & mulch of lower shrub areas
  - g. Front Sidewalk - Large section replaced
  - h. Parking Area Inside the Front Entry - Repaired flagstone on small
  - i. Front Entry Security Camera System - Replaced and upgraded
  - j. Front Entry Gate Keypad – repair or upgrade
3. **Outstanding Bond:**
  - a. \$430,000 year-end balance, ~\$90,000 annual payment with a 2030 payoff date
4. **Review of Revenues and Expenditures:**
  - a. Draft of 2025 Budget's year to date & estimated year-end data
  - b. 2025 Budget Surplus (40% & 25%)
5. **Public Comments, Questions & Answers**
6. **Adjourn**