NOTICE OF MEETING
– CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT –

Regular Meeting
(Following 5:30 P.M. Annual 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, November 11th, 2026

Board of Directors	Expiration / Seat Term
John Cowan, President	May 2027 / May 2027
Bernd Sokolowski, Treasurer	May 2029 / May 2029
Bruce Blank, Secretary	May 2029 / May 2029
Eduardo San, Engineer	May 2027 / May 2027
Vacant	May 2027 / May 2029

REGULAR MEETING AGENDA

1. **Call to Order**
2. **Declaration of Quorum/Disclosure Matters**
3. **Approval of Meeting Minutes:** August 11th & September 28th, 2026
4. **Consideration of District Management and Accounting Service Options**
   a. Review Accounting and Management Services proposals from Metro District Accounting Services (accounting); CliftonLarsonAllen, LLP (accounting); Circuit Rider of Colorado (management); and Westwind Management Co. (management and accounting).
   b. Consider engagement of accounting and management service providers. Discuss effective dates.
   c. Consider termination of management and accounting services with Novelle Property Management
5. **Financial Matters**
   a. Financial Report & Payment of Claims
   b. 2026 Amended Budget
      i. Review 2026 Amended Budget
      ii. Public Hearing on 2026 Amended Budget
      iii. Resolution approving 2026 Amended Budget and Appropriation of Funds
   c. 2027 Draft Budget
      i. Review 2027 Budget; 2026 Property Tax Mill Levy & General Fund / Debt Fund Ratios
      ii. Public Hearing on 2027 Budget
      iii. Resolution Approving 2027 Budget, Appropriation of Funds, and Certification of Mill Levy
6. **District Manager Report**
   a. Required Homeowner Septic Repairs – Status
7. **Director Reports**
   a. Security Camera Rodent Damage – Repairs & Prevention
   b. Entry Retaining Wall – Required Repairs
   c. Neighboring Developments - Updates

8. Attorney Report

a. 2027 Annual Administrative Resolution including Board Officer Positions and 2027 Regular Meeting Schedule

b. Resolution calling May 4, 2027 Regular District Election and discussion of any additional ballot issues

9. Other Business

10. Public Comments

11. Adjourn

The next District Board Meeting is scheduled for March 10th, 2027 at 5:30 p.m.