

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Held: Wednesday, May 13, 2026
5660 Aspen Leaf Drive, Littleton, CO 80125
5:30 p.m.

Attendance

The meeting of the Board of Directors of the Cherokee Ridge Estates Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Bruce Blank
John Cowan
Eduardo San
Bernd Sokolowski

Absent: John Letzelter (excused)

Also in attendance were Jeffrey E. Erb, Erb Law, LLC, Irene Berest, Novele Community Management, Inc., and members of the public.

Call to Order

Director Cowan noted that a quorum of the Board was in attendance. The meeting was called to order at 5:34 p.m.

Disclosure Matters

The Directors confirmed their continuing qualification to serve on the Board. The Directors reported that they had disclosed their interests as residents and/or owners of property located in the District. Written disclosures of these interests have been filed with the Secretary of State and the Board.

The Board reviewed the agenda for the meeting, following which each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Welcome New Board Members

Resident, Linda Coe, introduced herself as a new member in the community.

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Approval of Meeting Minutes

The Board reviewed the minutes from the March 11, 2026 regular and annual District Board meeting. Upon motion made, seconded and unanimously carried, the minutes were approved as presented.

Financial Matters

The District Board reviewed the District's financials from March 2026, and claims payable. Director Sokolowski gave an update on the bond payment liability. The Board then discussed the HOA fund transfer listed on the claims payable sheet. Upon motion made, seconded and unanimously carried, the financials were accepted as presented and claims payable approved and ratified.

District Manager Report

Ms. Berest updated the Board that the Safety Grant was received and deposited and the directory update was almost complete.

Ms. Berest then discussed the high water users compliance violations and informed the Board that only two homes are over allotment.

Finally, Ms. Berest informed the Board that annual septic inspection letters to homeowners are underway and will be sent out in the coming weeks.

Director Reports

Director Cowan

Director Cowan noted that an email blast regarding damage to gate and requesting residents do not push the gate open and instead to use the app to open the gate. He also confirmed that while there is no security guard at the gate, there are cameras that record.

Director Cowan discussed the inflation raise for Garden Scapes. Upon motion made, seconded and unanimously carried, the Board approved an increase to \$800 per month to adjust for inflation.

The Board then discussed the capping the Keypad Bollards with sleeves for \$200. Upon motion made, seconded and unanimously carried, the Board approved up to \$250 to cap the Keypad Bollards with black and yellow striped sleeves.

The Board discussed water conservation messaging. No action was taken at this time.

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The Board then discussed the need for weed spraying. Upon motion made, seconded and unanimously carried, the Board approved hiring Jack Letzelter to spray weeds.

The Q&A regarding the road maintenance project was tabled until the end of the meeting.

Director San

The Board then discussed the 2026 Asphalt Road Maintenance project. Director San discussed two potential phases for the project and which contractors will perform the repairs.

Director Sokolowski

There was no update from Director Sokolowski.

Attorney Report

There was no Attorney Report.

Other Business

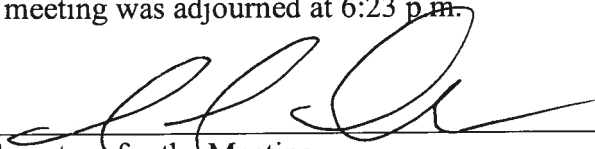
The Board discussed the potential need for a slick conditions road sign on exit gate and the cost for same. The Board discussed moving the "Stop Here" sign further back.

Public Comment

There was no public comment.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 6:23 p.m.



Secretary for the Meeting