

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT
-SPECIAL MEETING-
5731 Aspen Leaf Drive, Littleton, Colorado 80125
Wednesday, March 15th, 2023
6:30 p.m.

Board of Directors / Office	Term Expires
John Cowan, President	May 2023
Garrett Silva, Secretary	May 2025
Bernd Sokolowski, Treasurer	May 2025
Sandy Ward, Asst. Secretary	May 2025
Eduardo San, Asst. Secretary	May 2023

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Disclosure Matters**
- 3. Public Comment Sign-in and Etiquette**
- 4. Approval of Meeting Minutes:**
 - a. January 2023 Regular Meeting
- 5. 2023 Water Fees, Rates, Tolls, Charges and Penalties**
 - a. Discuss potential changes to water fees, rates, tolls, charges and penalties
 - b. Public comment
 - c. Consider Adoption of 2023 Water Fees, Rates, Tolls, Charges and Penalties
- 6. Financial Matters**
 - a. Financial Report & Payment of Claims
 - b. Audit Exemption Review and Approval
 - c. Other
- 7. District Manager Report**
 - a. Website Design & Compliance Requirements – Status
 - b. Water Billing – Update on Collections and Replies from Letters to High Water Users
 - c. Other
- 8. Directors Reports**
 - a. Director Cowan:
 - i. Replacement of Aspen Trees in the Front Entry – Action Resolution
 - ii. New Traffic Signs & Stop Sign Replacements – Action Resolution

- iii. 10% inflation increase to lawn & beauty band mowing charges
- b. Director Silva:
 - i. Springtime Portico Stain Touch Up - Update
 - ii. Entry Upgraded Lighting Project – Update
 - iii. Rodent Damage Mitigation – Update
 - iv. 2023 Septic Inspection – Cost Estimate Review and Resolution
- c. Director San:
 - i. Detention pond & culvert silt removal bids are expected for a May Board Mtg review
 - ii. Asphalt Road Maintenance bids are targeted for a May Board Meeting review
 - iii. NSDC District Grants - Briefing
- d. Director Sokolowski:
 - i. Update regarding neighboring developments
- e. Director Ward:
 - i. SDA Broadband Meeting & Grants – Briefing

9. President’s Corner – Director Cowan

- a. \$150k Property Tax General Fund Cap – Discuss and Affirm Board’s May 2022 Meeting Strategy:
 - Avoid the estimated \$15,000 cost of an election to remove the \$150k General fund tax cap.
 - Use new District fees to offset inflation and maintain our maintenance operations.
 - Avoid paying off the Bond early.
 - If a full property tax deduction becomes available, hold an election to remove the tax cap and switch funding back to property taxes in lieu of fees.

10. Attorney Report

- a. May 2, 2023 Board Member Elections - Status
- b. Other

11. Other Business

12. Public Comment

13. Adjourn

The Next Metro District Board Meeting is scheduled for 6:30pm, May 3rd, 2023