NOTICE OF MEETING

– CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT –

Regular Board 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, August 12th, 2026

Zoom link for those unable to attend in person: Meeting ID: 827 8132 2043 Passcode: 197536
https://us02web.zoom.us/j/82781322043?pwd=GwUFC1FyaDiaCNMpyia0EVmdYYDaOb.1

Board of Directors	Term Expires
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

AGENDA

1. **Call to Order**

2. **Declaration of Quorum & Disclosure of Matters**

3. **Approval of Meeting Minutes:** May 13, 2026

4. **Financial Matters**
   a. Financial Reports and District Payment of Claims *(May, June & July 2026)*
   b. 2027 Budget – Call For Inputs

5. **District Manager's Report**
   a. Required Septic Repairs – Repairs Completed / Outstanding

6. **Director Reports**
   a. **Director Cowan:**
      i. Well Repairs – Update
      ii. Septic – Pumping & Inspections
      iii. Front Entry Trees:
         a) Shade Master trees – care & irrigation improvements
         b) Bartlett quote for bark beetle treatment of 60 pine trees
      iv. License Plate Reader Camera – Adjustment Service
      v. 5.25% Annual Property Tax Revenue Growth Limit - Discussion
      vi. Rules & Regulations – Proposed Updates:
         a) Clarify - trash & recycling bins are not to be placed on the roads.
         b) Clarify - security expectations for vehicle gates and cameras.
         c) Establish - procedures for residents to submit requests or concerns and receive timely and appropriate responses.
      vii. Call for a board member to step forward in 2027 as the District President.

b. **Director San:**
    i. Road Maintenance Project – Acceptance & Feedback
    ii. Culverts & Detention Pond – Inspection Results

Director Sokolowski:
    i. Neighboring Developments - Updates

7. Attorney Report

a. 2026 Road Maintenance Project – Chavez Construction and Vance Brothers, Inc.
    i. Project Status
    ii. Substantial Completion and Final Acceptance

8. Other Business

a. November 11 - Budget Hearing and Annual Meeting

9. Public Comments

10. Adjourn

The next District Board Meeting is scheduled for 5:30 p.m., November 11th, 2026

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.

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 the 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	<u>Director Cowan</u> 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.

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.

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Secretary for the Meeting

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Debt Service	Total
Cash				
Operating	$99,694.21	($26,219.68)		$73,474.53
Reserve		$10,530.45		$10,530.45
ColoTrust	$220,726.59		$1,211.10	$221,937.69
ColoTrust Reserve		$194,497.00		$194,497.00
ColoTrust Debt			$160,512.04	$160,512.04
Total Cash	**$320,420.80**	**$178,807.77**	**$161,723.14**	**$660,951.71**
Asset				
Accounts Receivable		$18.63		$18.63
Improvements	$403,391.46			$403,391.46
Amt Avail in Debt Fund	$103,094.44			$103,094.44
Amt Provided for Retire Debt	$596,905.56			$596,905.56
Total Asset	**$1,103,391.46**	**$18.63**		**$1,103,410.09**
Total Assets	**$1,423,812.26**	**$178,826.40**	**$161,723.14**	**$1,764,361.80**

Liabilities / Equity	Operating	Reserve	Debt Service	Total
Liabilities				
Prepaid Assessments	($1,048.47)			($1,048.47)
Invest in Improvement	$403,391.46			$403,391.46
Bond	$700,000.00			$700,000.00
Total Liabilities	**$1,102,342.99**			**$1,102,342.99**
Equity				
Equity	$174,994.76	$9,760.35	$67,580.38	$252,335.49
Operating Equity	$36,292.66			$36,292.66
Reserve Equity		$100,821.92		$100,821.92
Retained Earnings	$384,485.05	($203,684.09)	($19,916.57)	$160,884.39
Total Equity	**$595,772.47**	**($93,101.82)**	**$47,663.81**	**$550,334.46**
Total Liabilities / Equity	**$1,698,115.46**	**($93,101.82)**	**$47,663.81**	**$1,652,677.45**

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income							
2025 - Specific Ownership Tax	1,357.17	1,287.17	70.00	7,948.07	9,010.19	(1,062.12)	15,446.00
2035 - Property Taxes	47,667.63	18,388.00	29,279.63	201,247.97	128,716.00	72,531.97	220,656.00
2045 - Senior/Veteran Exempt	-	66.67	(66.67)	-	466.69	(466.69)	800.00
2100 - Operating interest	1,282.49	1,166.67	115.82	7,806.34	8,166.69	(360.35)	14,000.00
2220 - Legal Fees Billed	-	-	-	2,433.00	-	2,433.00	-
2615 - Gate Controls	-	-	-	50.00	-	50.00	100.00
2618 - HOA Flowers/Holiday Lights	2,300.00	250.00	2,050.00	2,300.00	1,750.00	550.00	3,000.00
2999 - Other	-	-	-	471.50	-	471.50	-
Total Income	**52,607.29**	**21,158.51**	**31,448.78**	**222,256.88**	**148,109.57**	**74,147.31**	**254,002.00**
Total Income	**52,607.29**	**21,158.51**	**31,448.78**	**222,256.88**	**148,109.57**	**74,147.31**	**254,002.00**

Operating Expense

Administrative							
3001 - Management Contract	1,100.00	1,125.00	25.00	7,700.00	7,875.00	175.00	13,500.00
3045 - County Treasurer Fees	715.02	375.00	(340.02)	3,019.73	2,625.00	(394.73)	4,500.00
3220 - Audit	-	100.00	100.00	-	700.00	700.00	1,200.00
3300 - Insurance	-	666.67	666.67	352.00	4,666.69	4,314.69	8,000.00
3610 - Legal - General	-	1,416.67	1,416.67	8,842.35	9,916.69	1,074.34	17,000.00
3720 - Website	-	166.67	166.67	1,848.67	1,166.69	(681.98)	2,000.00
3730 - Social	-	100.00	100.00	-	700.00	700.00	1,200.00
3800 - Board Education	-	45.83	45.83	460.90	320.81	(140.09)	550.00
3999 - Other	-	-	-	-	500.00	500.00	500.00
Total Administrative	**1,815.02**	**3,995.84**	**2,180.82**	**22,223.65**	**28,470.88**	**6,247.23**	**48,450.00**

Grounds							
4005 - Landscape Maint/Projects	-	300.00	300.00	-	2,100.00	2,100.00	3,600.00
4009 - Improvements	-	41.67	41.67	-	291.69	291.69	500.00
4030 - Aeration/Fertilizer	-	50.00	50.00	148.86	350.00	201.14	600.00
4040 - Weed Control	-	416.67	416.67	193.82	2,916.69	2,722.87	5,000.00
4050 - Native Grass Mowing	240.00	166.67	(73.33)	1,300.00	1,166.69	(133.31)	2,000.00
4100 - Snow removal	-	833.33	833.33	817.50	5,833.31	5,015.81	10,000.00
4200 - Irrigation Repairs	-	500.00	500.00	305.00	1,500.00	1,195.00	2,500.00
4300 - Tree Maint	-	33.33	33.33	-	233.31	233.31	400.00
4330 - Flower Beds Maintenance	-	1,000.00	1,000.00	1,600.00	4,000.00	2,400.00	6,000.00
4340 - Flowers	3,100.00	-	(3,100.00)	3,100.00	2,500.00	(600.00)	2,500.00
4350 - Pest Control	-	-	-	-	500.00	500.00	500.00
4365 - Gates	-	83.33	83.33	13,240.78	583.31	(12,657.47)	1,000.00
4410 - Monuments	-	-	-	-	500.00	500.00	500.00
4415 - Signs	-	-	-	71.97	100.00	28.03	100.00
4430 - Lights	232.26	-	(232.26)	232.26	500.00	267.74	1,000.00
4460 - holiday décor	-	41.67	41.67	-	291.69	291.69	500.00

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Expense							
4499 - Other	-	41.67	41.67	-	291.69	291.69	500.00
4601 - Improvements	-	41.67	41.67	-	291.69	291.69	500.00
Total Grounds	**3,572.26**	**3,550.01**	**(22.25)**	**21,010.19**	**23,950.07**	**2,939.88**	**37,700.00**
Utilities							
6210 - Electricity	212.29	-	(212.29)	1,353.68	-	(1,353.68)	-
6400 - Phone Line	-	266.67	266.67	-	1,866.69	1,866.69	3,200.00
6410 - Internet	59.00	60.00	1.00	295.00	420.00	125.00	720.00
6500 - Septic Maintenance	-	791.67	791.67	-	5,541.69	5,541.69	9,500.00
6505 - Cellular Water Meter Data	-	41.00	41.00	-	287.00	287.00	492.00
6510 - Septic Inspections	-	654.17	654.17	-	4,579.19	4,579.19	7,850.00
6520 - Well Maintenance	-	-	-	585.00	-	(585.00)	-
Total Utilities	**271.29**	**1,813.51**	**1,542.22**	**2,233.68**	**12,694.57**	**10,460.89**	**21,762.00**
Reserve							
7900 - Reserve Contribution	-	12,031.67	12,031.67	-	84,221.69	84,221.69	144,380.00
7910 - Emergency Reserve (3%)	-	269.75	269.75	-	1,888.25	1,888.25	3,237.00
7920 - Contingency	-	3,331.08	3,331.08	-	23,317.56	23,317.56	39,973.00
7950 - District Surplus	-	-	-	1,794.60	-	(1,794.60)	-
Total Reserve	**-**	**15,632.50**	**15,632.50**	**1,794.60**	**109,427.50**	**107,632.90**	**187,590.00**
Total Expense	**5,658.57**	**24,991.86**	**19,333.29**	**47,262.12**	**174,543.02**	**127,280.90**	**295,502.00**
Operating Net Total	**46,948.72**	**(3,833.35)**	**50,782.07**	**174,994.76**	**(26,433.45)**	**201,428.21**	**(41,500.00)**

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Reserve Income

Income							
2005 - Water Use Fees	-	-	-	22,544.56	-	22,544.56	-
2500 - Well Maint	280.00	-	280.00	3,084.43	-	3,084.43	-
9100 - Bank Interest	1.42	-	1.42	15.55	-	15.55	-
Total Income	**281.42**	**-**	**281.42**	**25,644.54**	**-**	**25,644.54**	**-**
Total Income	**281.42**	**-**	**281.42**	**25,644.54**	**-**	**25,644.54**	**-**

Reserve Expense

Utilities							
6505 - Cellular Water Meter Data	-	-	-	496.92	-	(496.92)	-
6520 - Well Maintenance	-	-	-	7,972.40	-	(7,972.40)	-
Total Utilities	**-**	**-**	**-**	**8,469.32**	**-**	**(8,469.32)**	**-**
Reserve							
7950 - District Surplus	-	-	-	5,647.22	-	(5,647.22)	-
Total Reserve	**-**	**-**	**-**	**5,647.22**	**-**	**(5,647.22)**	**-**
Reserve Expenses							
9340 - General Repairs	-	-	-	1,757.94	-	(1,757.94)	-
9730 - Road Repairs	-	-	-	9.71	-	(9.71)	-
Total Reserve Expenses	**-**	**-**	**-**	**1,767.65**	**-**	**(1,767.65)**	**-**
Total Expense	**-**	**-**	**-**	**15,884.19**	**-**	**(15,884.19)**	**-**
Reserve Net Total	**281.42**	**-**	**281.42**	**9,760.35**	**-**	**9,760.35**	**-**

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**

Debt Service Income

Income							
2025 - Specific Ownership Tax	-	-	-	1,287.56	-	1,287.56	-
8001 - Property Taxes	14,675.60	-	14,675.60	61,958.96	-	61,958.96	-
8010 - Specific Ownership Tax	417.84	-	417.84	2,843.39	-	2,843.39	-
8040 - Debt Fund Interest	394.00	-	394.00	2,420.18	-	2,420.18	-
Total Income	**15,487.44**	**-**	**15,487.44**	**68,510.09**	**-**	**68,510.09**	**-**
Total Income	**15,487.44**	**-**	**15,487.44**	**68,510.09**	**-**	**68,510.09**	**-**

Debt Service Expense

Bond Expense							
8715 - Treasurer Fees	220.14	-	(220.14)	929.71	-	(929.71)	-
Total Bond Expense	**220.14**	**-**	**(220.14)**	**929.71**	**-**	**(929.71)**	**-**
Total Expense	**220.14**	**-**	**(220.14)**	**929.71**	**-**	**(929.71)**	**-**
Debt Service Net Total	**15,267.30**	**-**	**15,267.30**	**67,580.38**	**-**	**67,580.38**	**-**
Net Total	**62,497.44**	**(3,833.35)**	**66,330.79**	**252,335.49**	**(26,433.45)**	**278,768.94**	**(41,500.00)**

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Cash Disbursement - 7/31/2026

Date	CheckNo	Description		Amount

1101 - FC Operating - 8845

Date	CheckNo	Description		Amount
7/6/2026	Auto Draft	Post Item - Misc. Expense		59.00
	6410 - Internet - Post Item - Internet		59.00	
7/8/2026	Check 3500	Novele Community Management Inc Inv # 70691		1,100.00
	3001 - Management Contract - Management Fee		1,100.00	
7/10/2026	Check 3501	Phai Hoang Inv # cremd62526		240.00
	4050 - Native Grass Mowing - weekly mowing		240.00	
7/10/2026	Check 3502	John Cowan Inv # cremd7626		232.26
	4430 - Lights - batteries for solar lights on Aspen Leaf Pl		232.26	
7/10/2026	Check 3503	GardenScapes Inv # 71026		3,100.00
	4340 - Flowers - Flower bed maintenance and soil treatment		3,100.00	
7/27/2026	Auto Draft	CORE - Electricity Use		84.46
	6210 - Electricity		84.46	
7/27/2026	Auto Draft	CORE - Electricity Use		127.83
	6210 - Electricity		127.83	
			Total	**4,943.55**

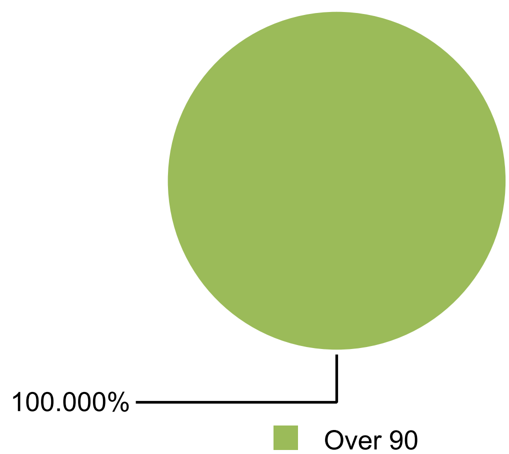
CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

AR Aging - 7/31/2026

SUMMARY

Charge	Balance
Water Fees (2)	$18.63
Total	**$18.63**

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
620100408 - 5585 Aspen Leaf Pl - Fabos	-	-	-	$13.77	$13.77
Water Fees	-	-	-	$13.77	$13.77
620100404 - 8922 Aspen Leaf Ct - Eto	-	-	-	$4.86	$4.86
Water Fees	-	-	-	$4.86	$4.86
Total:	**$0.00**	**$0.00**	**$0.00**	**$18.63**	**$18.63**
Property Count:	**0**	**0**	**0**	**2**	

(indicates previous owners)***

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Pre Paid Homeowners For 7/31/2026

Account	Property	Owner Name	Credit Amount
620100418	8896 Aspen Leaf Ct	John Letzelter	150.00
620100361	5800 Aspen Leaf Dr	Monica Loseman-Barwind	1.09
620100343	5731 Aspen Leaf Dr	Garrett Silva	.44
***620100365	8611 Coachlight Way	Sally Perisho	(650.00)
		Total	**(498.47)**

(indicates previous owners)***

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Bank Account Reconciliation for Period 7/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
FC Operating - 8845	74,004.72	-530.19	73,474.53	73,474.53	Balanced
FC Reserve - 9950	11,176.85	19,353.60	30,530.45	30,530.45	Balanced

Unreconciled Items

Date	Description	Check No	Amount
FC Operating - 8845			
9/17/2024	Deposit #8		2,881.87
12/16/2025	Kelly and Michael Pearson	3456	-3,412.06
		Total FC Operating - 8845	**-530.19**
FC Reserve - 9950			
12/17/2024	Shane Wells	2558	-646.40
5/19/2025			20,000.00
		Total FC Reserve - 9950	**19,353.60**

Reconciled Items

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
FC Operating - 8845			
7/10/2026	Misc. Deposit		2,300.00
7/16/2026	Misc. Deposit		25,000.00
7/23/2026	One time payment - Account Number: 620100413	5412	280.01
7/31/2026	July Interest		2.74
6/17/2026	Phai Hoang	3493	-180.00
6/18/2026	John Cowan	3495	-71.97
6/23/2026	Jack Letzelter	3497	-880.00
6/28/2026	Coldsnap Sprinklers Inc	3498	-185.00
6/28/2026	PumpMan Colorado	3499	-585.00
7/6/2026	Post Item - Misc. Expense		-59.00
7/8/2026	Novele Community Management Inc	3500	-1,100.00
7/10/2026	Phai Hoang	3501	-240.00
7/10/2026	John Cowan	3502	-232.26
7/10/2026	GardenScapes	3503	-3,100.00
7/27/2026	CORE - Electricity Use		-84.46
7/27/2026	CORE - Electricity Use		-127.83
		Total FC Operating - 8845	**20,737.23**
FC Reserve - 9950			
7/31/2026	July Interest		1.42
		Total FC Reserve - 9950	**1.42**

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

NOVELE COMMUNITY MANAGEMENT INC AGENT FO
CHEROKEE RIDGE ESTATES METROPOLITAN DIST
METRO DISTRICT
5750 DTC PKWY STE 101
GREENWOOD VILLAGE CO 80111-5480

******8845 - CAB INTEREST CHECKING

Beginning Balance	$53,267.49	Average Daily Balance	$64,576.27
Total Deposits	$27,580.01	Year-To-Date Interest Paid	$10.33
Total Withdrawals	$6,845.52	Days in Statement Period	31
Interest Paid	$2.74	Annual Percentage Yield Earned	0.05%
Ending Balance	$74,004.72		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
07/10	WEB TFR FR 000050665316 FLOWERS 173222007265	$2,300.00
07/16	COLOTRUST LGIP CHEROKEE RIDGE ESTATES CO-01-1753-8001	$25,000.00
07/27	VANTACA - PAYOUT VANTACA - CHEROKEE RIDGE ESTATES ST-E5C0Z0H3Q4N8	$280.01
07/31	INTEREST PYMT	$2.74

WITHDRAWALS/DEBITS

Date	Description	Amount
07/06	XTREAMINTERNET 9703055855 GE ESTATES METROPOLITA	$59.00
07/27	CORE ELECTRIC CORE EFT CHEROKEE RIDGE ESTATES #####37602	$84.46
07/27	CORE ELECTRIC CORE EFT CHEROKEE RIDGE ESTATES #####77602	$127.83

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

NAME ______________________________

ADDRESS ______________________________

CITY ____________ STATE ____________ ZIP ____________

SOCIAL SECURITY NO. ____________ DATE ____ / ____ / ____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number.
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
(3) Tell us the dollar amount of the suspected error.
We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:

1. **Your name and account number,**
2. **The dollar amount of the suspected error,**
3. **If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.**

You must contact us within 60 days after the error appeared on your statement.
You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)
This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

IN CASE OF ERROR OR QUESTIONS,
CALL US AT 866.800.4656
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040

NEW BALANCE TRANSFER AMOUNT FROM OTHER SIDE	$ 74,004	72
ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL	$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		

NUMBER	AMOUNT	

TOTAL CHECKS NOT LISTED →		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE **BALANCE**	$	

THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
07/07	3493	$180.00	07/10	3500	$1,100.00
07/01	3495 *	$71.97	07/27	3501	$240.00
07/01	3497 *	$880.00	07/27	3502	$232.26
07/13	3498	$185.00	07/24	3503	$3,100.00
07/15	3499	$585.00			

* Skip in check sequence

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

NOVELE COMMUNITY MANAGEMENT INC AGENT FO
CHEROKEE RIDGE ESTATES METROPOLITAN DIST
RESERVE
5750 DTC PKWY STE 101
GREENWOOD VILLAGE CO 80111-5480

******9950 - CAB MONEY MARKET

Beginning Balance	$11,175.43	Average Daily Balance	$11,175.43
Total Deposits	$0.00	Year-To-Date Interest Paid	$15.55
Total Withdrawals	$0.00	Days in Statement Period	31
Interest Paid	$1.42	Annual Percentage Yield Earned	0.15%
Ending Balance	$11,176.85		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
07/31	INTEREST PYMT	$1.42

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

NAME ______________________________

ADDRESS ______________________________

CITY ____________________ STATE ____________ ZIP ____________

SOCIAL SECURITY NO. ____________________ DATE ______ / ______ / ______

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
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HINTS FOR FINDING DIFFERENCES

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(3) Tell us the dollar amount of the suspected error.
We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

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If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:

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3. **If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.**

You must contact us within 60 days after the error appeared on your statement.
You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
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- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
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**IN CASE OF ERROR OR QUESTIONS,
CALL US AT 866.800.4656
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040**

NEW BALANCE TRANSFER AMOUNT FROM OTHER SIDE	$ 11,176.85	
ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL	$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		

NUMBER	AMOUNT	

TOTAL CHECKS NOT LISTED →		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE BALANCE	$	

THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.

GENERAL RULES

1.01 Rules & Fines

General	Fine
a. The speed limit on the paved areas is twenty-five (25) miles per hour.	**$250**
b. Overnight parking of any vehicle or trailer on the paved community ~~public~~ roads.	**$100**
c. Trash and recycle bins / bags may not be placed for pickup on the paved community roads.	**$100**
~~c.~~d. The emergency access road is for emergency use only and is closed to pedestrians.~~on private property and closed to both pedestrians and vehicles, it is for emergency use only.~~	**$100**
~~d.~~e. Evidence of tampering with a water meter, cellular endpoint, or its communication cable.	**$1,000**
~~e.~~f. Failure to timely cooperate with District request to inspect or repair wells or water meters.	**$250**
~~f.~~g. Failure to comply with District Notices of required septic repairs *(plus $33/day thereafter)*	**$1,000**
~~g.~~h. Failure to repair a water leak exceeding 4 gal/hour within 30 days *(plus $5/day thereafter)*	**$150**
~~h.~~i. Tampering with the vehicle security gates.	**$250**
Activities on Open Space Areas	**Fines**
a. Pets must be always leashed and under owner's control.	**$100**
b. Pet owners are responsible for immediate removal of pet waste.	**$250**
c. No animals shall be tethered or left unattended at any time.	**$250**
d. Open Space is open from sunrise to sunset.	**$250**
e. Wildlife and/or its habitat shall not be disturbed in any manner.	**$250**
f. Music of any type or source shall be kept to a level so as not to disturb other facility users or surrounding property owners.	**$250**
g. Open Space users are personally liable for the destruction of District property and for any damage to nearby homes caused by their activities in the Open Space.	**$250**
h. Open Space users are responsible for removal and proper disposal of all trash and litter.	**$250**
i. No portion or area of the Open Space shall be cordoned off or otherwise reserved for use without written permission of the District.	**$250**
j. Removal or destruction of landscape materials, irrigation system components, trees, or vegetation.	**$250**
Prohibited Activities on District Open Space	**Fine**
a. All-terrain vehicles (ATVs) and motorized vehicles of any kind on the open space or unpaved areas without prior written approval from the District.	**$1,000**
b. Fireworks or open flames (including model rockets) of any kind.	**$1,000**
c. Overnight camping and / or open fires (including barbeques).	**$1,000**
d. Practicing golf.	**$250**
e. Littering or dumping of trash.	**$250**
f. Horses in the Open Space.	**$250**
g. Misuse/defacement of any District facilities or property.	**$250**
h. Weapons of any kind, including any projectile (e.g., archery, etc.).	**$250**
i. Tree houses, rope swings, hammocks or other attachments to trees or facilities.	**$250**
j. Glass containers of any kind.	**$250**
k. Signs, banners, or other displays.	**$250**

l. Disorderly conduct and/or abusive language.	**$250**
m. Alcoholic beverages and/or illegal drugs or related paraphernalia.	**$250**

A. Violations

I. Fines are assessed against the Owner for violations by a tenant or guest.

II. Violators of these rules are responsible for the cost of any damages and are subject to the fines listed above.

III. The Board of Directors may consider limiting the first violation to a warning letter or reduced fine and may double fines for subsequent violations.

IV. Fines not paid within 30 days will accrue 18% annual interest, a $15 per month late charge, are subject to a property tax lien and costs to administer the lien.

1.02 Vehicle Security Gates

A. **A. Unmanned Security Systems.** The District's vehicle entry gates and surveillance cameras are unmanned and do not provide active security enforcement. These systems offer only a modest level of hindrance and deterrence to unauthorized visitors and potential criminal activity; they are not a substitute for personal vigilance. Reports of improper gate usage — including tailgating *(following another vehicle through the entry gate without entering a code or using a remote)* or entering through the exit gate — will not be investigated by the District or its management.

~~A.~~B. **Gate Access**. The entry gate may be opened via a visor remote, entering a pin number, or using the keypad resident directory function to call a resident (the resident then enters "9" on their phones keypad to open the gate). Vehicles equipped with a HomeLink, or similar system can be trained via the visor remote to also open the gate. The exit gate is opened by driving over the loop sensor embedded in the asphalt just prior to the gate. Motorcycles exiting may need to drive over the corner of the ground loop to activate it. If that becomes an issue, "exit" remotes are available.

~~B.~~C. **Ice Melt.** Use caution during winter conditions as the downhill approach to the exit gate may become icy and slick. Please use the ice melt in the bin located near the exit gate to treat the slick areas when required.

~~C.~~D. **Gate Malfunctions.** Report gate malfunctions or maintenance issues to the District Manager. During power failures both gates are programmed to automatically open. Never attempt to push a gate open or disassemble the gate arms. Extremely high wind events may negatively impact gate operation requiring them to be set to "open" until the winds subside.

Communications Policy

A. **Purpose** is to establish clear, consistent procedures for residents to communicate with the Board, submit requests or concerns, and receive timely and appropriate responses.**General Communication Standards** welcomes feedback, questions, and concerns from residents. To ensure communications can be tracked, addressed, and responded to consistently, all residents are asked to:

   I. Direct District business: to the management company, rather than to individual Board members.

   II. Communicate in a respectful manner: as communications containing personal attacks, profanity, threats, or harassment will not be substantively responded to and may be addressed under Section E (Standards of Conduct).

   III. Identify themselves: by name and address when raising an issue that requires investigation, a decision, or a formal response.

B. **Formal Requests and Complaint Procedures** for a resident who wants the Board to investigate an issue, make a decision, or take formal action must submit a written, signed complaint that includes:

   I. The complainant's name, address, and preferred contact method.

   II. A specific description of the issue, including relevant dates, locations, and individuals or contractors involved.

   III. Any supporting documentation (photos, correspondence, invoices, etc.).

   IV. The specific resolution or action being requested.

   Formal complaints meeting these requirements will be: (a) acknowledged in writing within [5] business days of receipt; and (b) substantively responded to, or placed on a Board meeting agenda for discussion, within [30] calendar days, except where additional time is needed for investigation, in which case the complainant will be notified of the delay and the expected timeline.

C. **Anonymous Communications** will be reviewed by the Board but, as a matter of policy, are not treated as formal requests or complaints and will not trigger the response timelines in Section C. The Board is not obligated to investigate, act upon, or respond individually to anonymous communications.

D. **Standards of Conduct:** the District's Board members, contractors, and management staff serve the community and are entitled to be treated with basic civility. The following are not permitted in communications with or about the Board, regardless of channel:

   I. Threats of harm, intimidation, or repeated harassment.

   II. Defamatory statements made with knowledge of their falsity or reckless disregard for the truth.

   III. Repeated, substantively identical complaints submitted anonymously after the underlying issue has already been addressed by the Board.

Violations may be referred to the District's legal counsel for further action.

E. **The Board's management company** is responsible for recordkeeping and shall maintain a log of all formal requests or complaints, including the date received, current status, and resolution. Anonymous communications, while not treated as formal complaints, shall likewise be logged and retained to allow the identification and documentation of recurring patterns of potential harassment for possible action.

Client:

Cherokee Ridge Estates Metropolitan District
Attn: John Cowan and Irene Berest (Community Manager)
Novele Community Management Inc
5750 DTC Parkway, Suite# 101
Greenwood Village, CO 80111
Mobile Phone: 303-549-7897 (John)
E-Mail Address: irene@ncmhoa.com
Business: 303.200.0065
E-Mail Address: jcowan320@gmail.com

Printed on: 7/21/2026
Created on: 7/21/2026

Bartlett Tree Experts
Konstanze Fabian - Representative
9612 Titan Park Circle #1
Littleton, CO 80125
E-Mail Address: kfabian@bartlett.com
Business: 303.353.0520
Mobile Phone: 303.901.3710

Proposal For Tree Care Services

Aspen Leaf Drive and Santa Fe (route 85), front gate entrance beds, Littleton, CO 80125

NOTICE TO CLIENT:

Bartlett Tree Experts has entered this property for the specific purpose of writing this proposal, pursuant to the owner's request. Bartlett Tree Experts makes no warranties and accepts no responsibility regarding the potential risks involving any trees on this property. Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions related to your trees and shrubs. THIS IS NOT AN INVOICE.

Dear Irene and John,

Thank you for giving us the opportunity to provide you with this proposal. Below please find my recommendations for the care of your trees. Please don't hesitate to contact me with any questions you may have. I look forward to working with you.

Thank you for selecting the Bartlett Tree Expert Company to provide you with scientific tree and shrub care. This proposal is based on my knowledge and inspection of your trees and shrubs. Your decision to employ Bartlett, as the contractor for this work will ensure that certified tree experts and arborists are available to consult with you on all phases of protecting and maintaining the trees and shrubs on your property.

Client: Cherokee Ridge Estates Metropolitan District
Attn: John Cowan and Irene Berest (Community Manager)

Printed on: 7/21/2026
Created on: 7/21/2026

EXECUTIVE SUMMARY:

Recommendation	Number of Trees	Amount
Soil Treatment	7	$2,250.00
Bark Beetle Treatment	60	$1,800.00
Soil Treatment	60	$3,400.00
TOTAL AMOUNT:	127	$7,450.00

Soil Treatment

Apply Boost Rocky Mountain 20-0-0-18S-1Fe-1Mn, Macronutrient treatment, Soil sample analysis, Stress Relief treatment, micronutrient mix and Fortiphite and deep root watering treatment to the following plants and locations to help promote growth and vitality.

- 3 young Honeylocust groups located at the right side of the front entrance area
- 4 young Honeylocust groups located at the left side of the front entrance area

Provide 3 treatments at 750.00 per treatment.

Estimated Treatment Dates: 7/21/2026, 9/21/2026, 11/23/2026.

Arborist Notes:

• The best way to help maintain your trees' health through the growing season is to provide supplemental deep root watering when we have insufficient levels of precipitation. Trees prefer thorough deep root waterings to more frequent yet more shallow waterings. Less drought stress makes plants less susceptible to insects and disease pressure.
Spring and Fall deep root fertilization treatments help the trees during the time they open their buds at the beginning of the growing season, and form new buds for next year at the end of the growing season.
Unlike surface watering this deep root watering treatment is done with the hydro-injection method to ensure that the entire rootzone is supplied with water and nutrients.

Amount: $2,250.00

Bark Beetle Treatment

Perform a foliage and bark treatment to the following plants to help suppress Ips bark beetles, Zimmerman pine moth, southern pine beetle, aphids, mites and scale insects.

- 30 medium Pines group located at the left side of the front entrance area
- 30 medium Pines group located at the right side of the front entrance area

Provide 2 treatments at 900.00 per treatment.

Estimated Treatment Dates: 7/21/2026, 11/2/2026.

Treatment is recommended to suppress development of the pest or disease.

Amount: $1,800.00

Soil Treatment

Apply Boost Rocky Mountain 20-0-0-18S-1Fe-1Mn, Macronutrient treatment, Micronutrient treatment, Soil sample analysis, Stress Relief treatment, iron and manganese chelate, micronutrient mix and Fortiphite and deep root watering treatment to the following plants and locations to promote vitality and improve resistance to disease and stress.

- 30 medium Pines group located at the left side of the front entrance area
- 30 medium Pines group located at the right side of the front entrance area

Provide 2 treatments at 1,700.00 per treatment.

Estimated Treatment Dates: 7/21/2026, 10/21/2026.

Amount: $3,400.00

Total Amount: $7,450.00

Client: Cherokee Ridge Estates Metropolitan District
Attn: John Cowan and Irene Berest (Community Manager)

Printed on: 7/21/2026
Created on: 7/21/2026

Thank you for the confidence you place in the Bartlett Tree Expert Company. We appreciate the opportunity to be of service. Feel free to contact me with any questions or concerns. Please sign below to approve the items listed in the proposal and send or fax a copy to our office. If not all items are selected at this time, please designate the portions you have selected and I will schedule the services accordingly. There is no payment due at this time; you will be invoiced after the completion of each individual work item. All balances are due net 30 and can be paid by check or credit card.

Thank you.

Konstanze Fabian
Local Manager/Arborist Representative
Littleton, Colorado Office

ISA Board Certified Master Arborist PD-0759B
TRAQ Certified
CO Qualified Supervisor #36850

By nature of their size, weight, miscellaneous structure, constant exposure to weather and the elements, susceptibility to insect pests and decay organisms, use as homes to birds and animals and other reasons, trees always pose an inherent degree of hazard and risk from breakage, failure and other causes and conditions. Recommendations made by the F.A. Bartlett Tree Expert Company are intended to minimize, reduce or eliminate hazardous conditions associated with trees. However, there is not, and can never be, any guarantee or certainty that our efforts to correct unsafe conditions will prevent failure or breakage of a tree, or that conditions will not change.

Ornamental Pest Control notice:
Commercial Applicators are licensed by the Colorado Department of Agriculture.

SCHEDULE OF WORK PROPOSED:

Once accepted and scheduled, Bartlett Tree Experts will coordinate all job planning and scheduling; equipment requirements, and work crew staffing and direction pertaining to safe, professional execution of the service or services offered.

Upon acceptance of this proposal, this work can be scheduled to take place during the week/weeks of 7/21/2026 and should be completed by 12/31/2026.

Client: Cherokee Ridge Estates Metropolitan District
Attn: John Cowan and Irene Berest (Community Manager)

Printed on: 7/21/2026
Created on: 7/21/2026

SCHEDULE OF PAYMENT:

Bartlett Tree Experts offers to perform the work specifications at the work location listed above at the following rates:

Owner agrees to pay a total price of: $7,450.00

NOTICE OF RIGHT TO CANCEL:

You, the client, may cancel this transaction, without penalty or obligation, at any time prior to midnight of the third business day after the date of the acceptance of this proposal. To cancel your acceptance of this proposal within this time, you may notify Bartlett Tree Experts, in writing of your intent to do so, referencing the work location and project.

ADDITIONAL TERMS AND CONDITIONS:

After reviewing the terms and conditions attached, which become part of this agreement, please sign the enclosed copy and return in the enclosed envelope. In the event that the client should issue additional work authorization terms, if agreed upon, such terms will be incorporated into this agreement. In the event that such terms conflict with this agreement, then the terms of this agreement shall govern over any conflicting language. The original document should be retained for your reference. Should you have any questions or need further information, please contact me directly at 303.901.3710.

OFFER:

Bartlett Tree Experts will perform the above referenced service in a safe, professional manner, in accordance with all laws, rules, regulations, and industry standards governing tree care.

Bartlett Representative Signature: K. Fabian

Date: 7/21/2026

Printed Name: Konstanze Fabian

Client: Cherokee Ridge Estates Metropolitan District
Attn: John Cowan and Irene Berest (Community Manager)

Printed on: 7/21/2026
Created on: 7/21/2026

AUTHORIZATION TO PROCEED:

I hereby authorize Bartlett Tree Experts to perform the above services. Unless otherwise agreed upon in writing by Bartlett Tree Experts, I agree to make total payment of the estimated costs and all authorized additional costs upon completion of the work.

Client's Signature: ______________________________

Date: ______________________________

Printed Name: ______________________________

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.

Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to http://www.bartlett.com/BartlettCOI.pdf

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

Bartlett Tree Experts does not sell client information to third parties. However, Bartlett may need to retain client information for digital advertising purposes. For further information on the type of client information collected, the purpose for which information may be used, and any client's ability to access and/or opt out of such use, please visit Bartlett's privacy policy on our website: https://www.bartlett.com/privacy-policy.cfm

Meet Your Bartlett Arborist Representative

Konstanze Fabian

Local Manager,
Arborist Representative

Konstanze Fabian is an ISA Certified Arborist and ASCA Consulting Arborist.
She holds a Bachelor's Degree in horticulture from Temple University and is currently enrolled in the Master of Environmental Studies program at the University of Pennsylvania.

Konstanze has over twenty years of experience in the Green Industry. Native to Germany, she began her career as an Urban Forester working with the trees in Berlin. After moving to the States, Konstanze worked as an assistant greenhouse manager, and then as an estate horticulturist. Before moving to Denver in 2018 to manage the Colorado operations, she spent four years with Bartlett as a Plant Health Care Specialist and Arborist Representative in the Greater Philadelphia area.

In her free time she enjoys traveling and outdoor activities. She is married and has three step-children. She lives in Arvada, Colorado.

About Bartlett Tree Experts

Founded in 1907, Bartlett specializes in preventive health care for your trees and shrubs including soil management, insect and disease management, and general tree maintenance such as pruning, cabling and bracing, lightning protection, planting and removal. Bartlett brings the resources of world-class research right to your home via its Certified Arborists and Arborist Representatives. Bartlett is a family-owned, international company with over 100 offices located throughout the United States, Canada, England, and Ireland.

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

303-901-3710
kfabian@bartlett.com
www.bartlett.com

INVOICE - CRMD Road Repair & Maintenance Project

Invoice Number: CRMD PA01 AR Invoice Number: CRMD 2026 Customer No: CRMD
July 22, 2026 Job Number: CRMD 2026

Cherokee Ridge Estates mtro District
8480 E Orchard Rd, Suite 3650
Greenwood Village, CO 80111

Original Contract Value	$	91,510.00
Changes	$	-
Revised Contract Value	$	91,510.00
Work Completed to Date	$	103,613.00
Retainage to Date	$	-
Net Due to Date	$	103,613.00
Less Previous Billings	$	-
Amount Due This Invoice	$	103,613.00

TERMS: NET 30 DAYS. 1 1/2% PER MONTH CHARGED ON PAST DUE ACCOUNTS OR **18% PER ANNUM.**

CHAVEZ CONSTRUCTION INC. IS AN EQUAL OPPORTUNITY EMPLOYER
We reserve the right to bill you for sales, use or other taxes on this invoice at any future time the authourized governmental authorities determine that such a tax is applicable.
We hereby certify that these goods were produced in compliance with all applicable requirements of Section 6,7 and 12 of the Fair Labor Standards Act,
as amended, and of Regulations and Orders of the United States Department of Labor, Issued under Section 14 thereof.

We Appreciate Your Business!

TO GENERAL CONTRACTOR: Cherokee Ridge Estates mtro District
8480 E Orchard Rd, Suite 3650
Greenwood Village, CO 80111

PROJECT: CRMD Road Repair & Maintenance Pr

APPLICATION NO: CRMD PA01

PERIOD TO: July 22, 2026

FROM (SUB)CONTRACTOR: Chavez Construction Inc.
3911 Norwood Drive, Unit C
Littleton, CO 80125

PROJECT NO.: CRMD 2026

AGREEMENT DATE: April 7, 2026

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM $ 91,510.00
2. Net change by Change Orders $ -
3. CONTRACT SUM TO DATE (Line 1 +/- 2) $ 91,510.00
4. TOTAL COMPLETED & STORED TO DATE (Column H on Cont. Sheet) $ 103,613.00
5. RETAINAGE:
   a. ________ of Completed Work (Column D + F on Cont. Sheet) $ -
   b. ________ of Stored Material (Column F on Cont. Sheet) $ -
   Total Retainage (Lines 5a + 5b or Total in Column I of Cont. Sheet) $ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) $ 103,613.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) $ -
8. CURRENT PAYMENT DUE **$ 103,613.00**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) $ (12,103.00)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by General Contractor	$ -	$ -
Total approved this Month	$ -	$ -
TOTALS	$ -	$ -
NET CHANGES by Change Order		

CERTIFICATE OF THE (SUB)CONTRACTOR

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of accomplishment under the terms of the contract (and all authorized changes thereto) between the undersigned and CHAVEZ CONSTRUCTION INC. relating to the above referenced project. I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this contract have been paid in full, except as noted on reverse side. I further certify that I have complied with all Federal, State, and Local tax laws, including Social Security laws and Unemployment Compensation laws and Workmen's Compensation laws insofar as applicable to the performance of this Contract. Furthermore, in consideration of the payments received, and upon receipt of the amount of this request, the undersigned does hereby waive, release and relinquish any and all claims under any applicable surety bond, rights of lien upon the above premises, and causes of action which the undersigned may now have or hereafter acquire, except for rights to the extent that payment is retained pursuant to written agreement to become due for work perfromed subsequent to the date hereof.

SUBCONTRACTOR: Chavez Construction Inc.

By: ______________________ Date: ______________

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

Pay Application Form - Schedule of Values

Chavez Construction Inc.

Continuation Document, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Subcontractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

SUBCONTRACTOR NAME: Chavez Construction Inc.
APPLICATION NUMBER: CRMD PA01
PERIOD TO: July 22, 2026
PROJECT NO: CRMD 2026

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR F)	TOTAL COMPLETED AND STORED TO DATE (D+F+G)	% (H / C)	$ BALANCE TO FINISH (C - H)
			FROM PREVIOUS APPLICATION (D+F)	QTY THIS PERIOD	TOTAL THIS PERIOD				
001	R&R Damaged Curb	3,600.00	$ -	111.00	$ 4,995.00	$ -	$ 4,995.00	138.75%	$ (1,395.00)
002	R&R Flatwork Concrete	3,510.00	$ -	477.00	$ 4,293.00	$ -	$ 4,293.00	122.31%	$ (783.00)
003	Remove & Rest Mailbox Cabinets	200.00	$ -	1.00	$ 200.00	$ -	$ 200.00	100.00%	$ -
004	Install ADA Compliant Curb to Street Transition	300.00	$ -	1.00	$ 300.00	$ -	$ 300.00	100.00%	$ -
005	Concrete - Mobilization	900.00	$ -	1.00	$ 900.00	$ -	$ 900.00	100.00%	$ -
006	HMA Patching (100 Cracks)	33,750.00	$ -	313.00	$ 39,125.00	$ -	$ 39,125.00	115.93%	$ (5,375.00)
007	HMA 2" Overlay	41,250.00	$ -	308.00	$ 46,200.00	$ -	$ 46,200.00	112.00%	$ (4,950.00)
008	Saw Cuts For 7 Wire Loops	400.00	$ -	-	$ -	$ -	$ -		$ 400.00
009	HMA Mobilization	2,200.00	$ -	1.00	$ 2,200.00	$ -	$ 2,200.00	100.00%	$ -
010	Performance Bond	1,800.00	$ -	1.00	$ 1,800.00	$ -	$ 1,800.00	100.00%	$ -
011	Labor & Materials Bond	1,800.00	$ -	1.00	$ 1,800.00	$ -	$ 1,800.00	100.00%	$ -
012	Warranty Bond	1,800.00	$ -	1.00	$ 1,800.00	$ -	$ 1,800.00	100.00%	$ -
	GRAND TOTALS	$ 91,510.00	$ -		$ 103,613.00	$ -	$ 103,613.00		$ (12,103.00)

Printed: 7/22/2026, 6:36 PM

Progress Billing Invoice

VANCE BROTHERS LLC

Bringing integrity to the Surface

www.vancebrothers.com (800) 821-8549

Invoice: 12541

Date: 07/15/26

Application #: 1

405611

To: **Cherokee Ridge Estates Metro Dist**
8480 E Orchard Rd, Suite 3650
Greenwood Village, CO 80111

Invoice Due Date: 08/14/26

Payment Terms: Net 30 days

PO: JB App #1

Contract: 2609-306 John Cowan - Cherokee Ridge Estates

Contract Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To Date	% Compl
001	3/8" Chipseal W/ Fogseal	204,143.75	45,875.00	45,875.00	45,875.00	SY	4.45000	204,143.75	204,143.75	00.00%
002	Crackseal	3,300.00	1,500.00	2,100.00	2,100.00	LBS	2.20000	4,620.00	4,620.00	40.00%
003	Mastic	3,750.00	1,500.00	1,200.00	1,200.00	LBS	2.50000	3,000.00	3,000.00	80.00%
004	Mobilization	3,000.00	1.00	1.00	1.00	EA	3,000.00000	3,000.00	3,000.00	00.00%
005	Performance Bond	2,000.00	1.00	1.00	1.00	EA	2,000.00000	2,000.00	2,000.00	00.00%
006	Labor And Material Bond	1,000.00	1.00	1.00	1.00	EA	1,000.00000	1,000.00	1,000.00	00.00%
007	Warranty Bond	1,000.00	1.00	1.00	1.00	EA	1,000.00000	1,000.00	1,000.00	00.00%

Total Billed To Date :	**218,763.75**
Plus Previous Tax :	**0.00**
Plus Tax This Invoice :	**0.00**
Less Retainage :	**0.00**
Less Previous Applications :	**0.00**
Total Due This Invoice :	**218,763.75**

Remit to: **CHECK PAYMENTS (Lockbox)**
Vance Brothers, LLC
PO Box 109337
Atlanta, GA 30348-9337
Jennifer Segura: (816) 922-8057

Remit to: **ACH PAYMENTS**
Bank of America
Account Name: Vance Brothers LLC
Routing Number: 064000020
Account Number: 444014707175
Send Remittance Detail to: JSegura@vancebrothers.com

Exhibit L

NOTICE OF FINAL ACCEPTANCE

Cherokee Ridge Estates Metropolitan District
Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing

To: Chavez Construction, Inc.
3911 Norwood Drive Unit C
Littleton CO

Date: August 12, 2026

You are hereby notified that as of the date of this Notice of Final Acceptance, the Cherokee Ridge Estates Metropolitan District has accepted the Work completed by Contractor for the Cherokee Ridge Estates Metropolitan District Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing and all requirements of the Agreement have been met.

In conformance with the Agreement Documents for this project, all warranties shall commence as of the date of this Final Acceptance. Final Settlement shall occur no later than 60 days from the date of Final Acceptance, following publication of a Notice of Final Settlement by the District and subject to the receipt of any Verified Statements of Claims against the Project.

CHEROKEE RIDGE ESTATES
METROPOLITAN DISTRICT

____

Name: ___________________________________

Title: ___________________________________

NOTICE OF FINAL ACCEPTANCE

Cherokee Ridge Estates Metropolitan District
Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing

To: Vance Brothers, Inc.
380 W 62" Ave
Denver, CO 80216
Date: August 12, 2026

You are hereby notified that as of the date of this Notice of Final Acceptance, the Cherokee Ridge Estates Metropolitan District has accepted the Work completed by Contractor for the Cherokee Ridge Estates Metropolitan District Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing and all requirements of the Agreement have been met.

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CHEROKEE RIDGE ESTATES
METROPOLITAN DISTRICT

____

Name: ____________________________________

Title: ____________________________________

Exhibit G

WARRANTY BOND

Cherokee Ridge Estates Metropolitan District
Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing

KNOW ALL MEN BY THESE PRESENTS: that ________________________________, whose address is ____ as Principal, (the "**Contractor**"), and, __________________________, whose address is ____ as Surety, (the "**Surety**"), are held and firmly bound unto **Cherokee Ridge Estates Metropolitan District, c/o Erb Law, LLC, 8480 E. Orchard Road, Suite 3650, Greenwood Village, CO 80111**, (the "**District**"), in the sum of ______________________________, representing 25% of the total Project cost, in lawful money of the United States of America, to be paid to the District, its successors or assigns, for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by this Bond.

WHEREAS, the Principal and **Cherokee Ridge Estates Metropolitan District** have entered into a certain agreement, (the "**Agreement**") dated April 7, 2026 for the construction of a Project described as **Cherokee Ridge Estates Metropolitan District Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing** which Agreement is made a part hereof.

Pursuant to the Agreement, Contractor is required to warranty the Work performed for the Project for a period of one-year from the date of Final Acceptance, to guarantee that the Work shall be fit for its intended purposes, that material and equipment furnished under the Agreement shall be of good quality and new, that all Work shall be free from defects and that all Work shall conform to all of the requirements of this Agreement.

NOW THEREFORE, the condition of this Bond is that if the Principal shall in every respect discharge its warranty obligations under the Agreement identified above, then this Bond shall be void; otherwise, shall remain in full force and effect until discharged in accordance with its terms.

If Principal fails to fully, faithfully, satisfactorily and promptly perform all warranty obligations of the Agreement, or to make all payments for all warranty claims arising from or related to the Agreement and the District notifies Surety of the same, the Surety will, within ten days of being notified by the District, immediately pay and reimburse the District for any costs, expenses, payments, claims, or demands made with respect to the warranty.

In the event that any suit, action or proceeding is brought by the District in order to enforce the provisions of this Bond, it is expressly agreed and understood that, the measure of damages recoverable shall be computed as the cost of completion or correction, or both, of the Work and obligations required by the Agreement. Damages shall include expenses attributable to, but not limited to, costs, litigation costs and attorney's fees and any cost increases arising from delay occasioned by litigation, action or proceedings necessary to enforce the provisions of this Bond.

Nothing in this Bond shall be construed as creating an obligation upon the District to pay for completion/correction of the Work guaranteed under the provisions of this Bond.

Surety expressly waives any right to receive notice, review, and approve any revisions, alterations, or modifications to the Agreement, or to the work to be performed thereunder, or the specifications accompanying the same, and no such revision, alteration or modification shall in any way affect the obligation of the surety under this Bond.

Surety shall be deemed to consent to any extension of time granted to Principal to permit performance of the warranty obligations of the Agreement, whether or not Surety receives notice of such extension of time, and the liability of Surety under this Bond shall not be discharged or affected by any such extension.

IN WITNESS WHEREOF, the Principal and Surety have executed this Bond as of the dates set forth below.

PRINCIPAL	SURETY
Date: ______________________________	Date: ______________________________
____________________________________	____________________________________
Name: ______________________________	Name: ______________________________
Title: ______________________________	Title: ______________________________

THIS BOND MUST BE ACCOMPANIED BY A POWER OF ATTORNEY, EFFECTIVELY DATED. *This bond is issued simultaneously with another bond conditioned for the full and faithful performance of the contract.*

Exhibit G

WARRANTY BOND

Cherokee Ridge Estates Metropolitan District
Road Repair and Maintenance Project – Concrete Curbing, Asphalt and Chip Sealing

KNOW ALL MEN BY THESE PRESENTS: that ________________________________, whose address is ____ as Principal, (the "**Contractor**"), and, __________________________, whose address is ____ as Surety, (the "**Surety**"), are held and firmly bound unto **Cherokee Ridge Estates Metropolitan District, c/o Erb Law, LLC, 8480 E. Orchard Road, Suite 3650, Greenwood Village, CO 80111**, (the "**District**"), in the sum of ______________________________, representing 25% of the total Project cost, in lawful money of the United States of America, to be paid to the District, its successors or assigns, for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by this Bond.

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In the event that any suit, action or proceeding is brought by the District in order to enforce the provisions of this Bond, it is expressly agreed and understood that, the measure of damages recoverable shall be computed as the cost of completion or correction, or both, of the Work and obligations required by the Agreement. Damages shall include expenses attributable to, but not limited to, costs, litigation costs and attorney's fees and any cost increases arising from delay occasioned by litigation, action or proceedings necessary to enforce the provisions of this Bond.

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Surety expressly waives any right to receive notice, review, and approve any revisions, alterations, or modifications to the Agreement, or to the work to be performed thereunder, or the specifications accompanying the same, and no such revision, alteration or modification shall in any way affect the obligation of the surety under this Bond.

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IN WITNESS WHEREOF, the Principal and Surety have executed this Bond as of the dates set forth below.

PRINCIPAL	SURETY
Date: ______________________________	Date: ______________________________
____________________________________	____________________________________
Name: _____________________________	Name: _____________________________
Title: ______________________________	Title: ______________________________

THIS BOND MUST BE ACCOMPANIED BY A POWER OF ATTORNEY, EFFECTIVELY DATED. *This bond is issued simultaneously with another bond conditioned for the full and faithful performance of the contract.*