

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Held: Tuesday, March 11, 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
John Letzelter
Eduardo San
Bernd Sokolowski

Absent: None.

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.

Approval of Meeting Minutes

The Board reviewed the minutes from the November 12, 2025 regular and annual District Board meeting. Upon motion made,

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seconded and unanimously carried, the minutes were approved as presented.

Financial Matters

The District Board reviewed the District's financials from November 2025 to February 2026, including 2025 year end financials, and claims payable. Upon motion made, seconded and unanimously carried, the financials were accepted as presented and claims payable approved and ratified.

The Board noted that all 2025 water charges have been paid.

District tax surplus checks were sent to the community.

The Board reviewed the 2025 application for exemption from audit. Upon motion made, seconded and unanimously carried, the Board approved the audit exemption for filing. The Board also reviewed the engagement of Blue Diamond Accounting & Consulting for the 2027 audit exemption. Upon motion made, seconded and unanimously carried, the engagement was approved as presented.

District Manager Report

There was no District Manager report.

Director Reports

Director Cowan

Director Cowan noted that the new front entry keypad has been installed, and reviewed the operation of the gate and access in the event of a power outage.

Director Cowan discussed the website and posting of documents. Mr. Erb will follow up with Ms. Berest regarding posting of documents.

Upon motion made, seconded and unanimously carried, the Board approved and ratified the 2026 proposal from Douglas County Septic for septic tank inspection and pumping.

The Board discussed the need to have the front entry security gates painted. Upon motion made, seconded and unanimously carried, the Board approved up to \$1,000 for this work and the hiring of the same contractor who assisted with the street sign repairs in 2025.

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Director Cowan noted that a well pump and motor was replaced at one of the wells in the community; a new homeowner directory will be circulated only via email to save on the costs of a printed directory; and the rain gutter on the exit side of the front entry portico will need to be repaired.

Director San

Director San presented proposals and options for road repairs. He reviewed the pros and cons of different options including: (1) mill and overlay; (2) slurry seal; and (3) chip seal. The Board discussed the repair options including costs and durability. The Board also discussed the needed repairs prior to the resurfacing and repairs needed to the gates and car sensors.

Public comment was received regarding the various options, including impact on traffic, costs, durability, and anticipated timeline for a complete road replacement.

Following additional discussion, the Board determined to publish requests for bids for chip seal and approved up to \$333,000 for the work, including road repairs and the repairs to the entry gates. The Board appointed a committee of Directors San and Cowan to review the bids and make a final decision on awarding the work to the lowest responsible and responsive bidder.

Director Sokolowski

Director Sokolowski reported on the status of the asphalt plant appeal and development projects in the area.

Attorney Report

Mr. Erb provided updated conflict of interest disclosures for the Board members to review.

Mr. Erb reviewed the 2026 Attorney Fee Schedule. Upon motion made, seconded and unanimously carried, the 2026 fee schedule was approved as presented.

Other Business

There was no other business.

Public Comment

Public comment was made thanking the Board for their time and work on behalf of the community.

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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 7:12 p.m.



Secretary for the Meeting