

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

## CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Held: Wednesday, July 30, 2025 at 5660 Aspen Leaf  
Drive, Littleton, CO 80125 and via videoconference  
at 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:

John Cowan  
Eduardo San  
Bernd Sokolowski  
Bruce Blank

Absent: John Letzleter (excused)

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

### Call to Order

Director Cowan noted that a quorum of the Board was in attendance. The meeting was called to order at 5:31 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. Director San noted that his ATV is being used by the contractor who is providing weed control in the open space for a small fee. No additional conflicts were identified.

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Finally, Director Cowan noted that some of the front entry lights were not working but were repaired under the existing warranty, with labor costs paid for by the owner's association.

Director San and Director Blank did not have a report.

Director Sokolowski reported that oral arguments in front of the Colorado Court of Appeals were completed and an opinion is expected in the next 30 to 45 days. He further reported that the RV Park expansion has the biggest impact to homes on Aspen Leaf Drive near the RV Park. Finally, Director Sokolowski noted that the portion of The Range development closest to the District is intended to have a stormwater pond and trails.

The Board discussed the referral response letter regarding the request of the Highlands Ranch Community Association to expand and change the use of the open space behind the District. Upon motion made, seconded and unanimously carried, the referral response was approved as presented.

### Attorney Report

The trampoline located on District property has been removed.

### Executive Session

Upon motion made, seconded and unanimously carried, the Board entered into an executive session pursuant to Section 24-6-402(4)(b), C.R.S. for purposes of receiving legal advice on specific legal questions related to: (1) enforcement of septic system repair requirements; and (2) removal of private property installed on District property at 6:29 p.m. The Board returned to open session at 6:57 p.m.

### Other Business

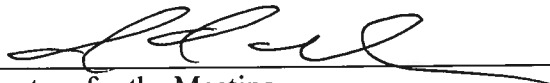
There was no other business.

### 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 6:58 p.m.

  
Secretary for the Meeting