

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Held: Tuesday, May 7, 2024
5660 Aspen Leaf Drive, Littleton, CO 80125
5:30 p.m.

Attendance

The regular 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
Garrett Silva
Sandy Ward

Absent: Eduardo San (excused)
Bernd Sokolowski (excused)

Also in attendance were Jeffrey E. Erb, Erb Law, LLC, Irene Berest, Novele Community Management, Inc., and the following members of the public: Bruno Kaelin, Clint Curry, Robert Turell, and Amy Turell.

Call to Order

Director Cowan noted that a quorum of the Board was in attendance. The meeting was called to order at 5:32 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 March 13, 2024 regular District Board meeting. Upon motion made, seconded

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and unanimously carried, the minutes were approved as presented.

Financial Matters

The District Board reviewed a summary of the District's financials through the end of March and April, including the District's assets, general fund and debt service fund, and property tax collections. Upon motion made, seconded and unanimously carried, the financials were accepted as presented.

The District Board reviewed the District's expenses through the end of March and April. Ms. Berest reported that there is one homeowner who has not paid their water bill. The District Board directed her to send a letter to the homeowner regarding the unpaid amount as well as any late fees and interest. The Board discussed the certification process. Upon motion made, seconded and unanimously carried, the expenses were approved and ratified as presented.

District Manager Report

Ms. Berest reported that the District's website must be ADA compliant by July 1, 2024 and that she received a proposal in the annual amount of \$1,680 from Streamline, who will ensure the District's website is ADA compliant by July 1, 2024. The District Board discussed the various requirements to ensure that its website is ADA compliant. The District Board also discussed what documents must be on the District's website. Mr. Erb will provide a list of all the documents the District must have on its website.

The District Board discussed workers' compensation insurance and coverage for volunteers. Upon motion made, seconded and unanimously carried, the Board approved adding volunteer coverage to the insurance policy.

The Board discussed the possibility of adding the front entrance retaining walls to the policy. The wall is likely to be repaired in 2025.

The Board discussed increasing Board member crime coverage. Upon motion made, seconded and unanimously carried, the Board approved increasing the coverage to \$300,000.

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Ms. Berest reported that the District has a little over \$400 in safety grant coverage. She will inquire into whether the fire cistern expenses are eligible for coverage.

Director Reports

Director Cowan reported that there has been no significant change in the aquifer levels in the District.

The south entry pine trees were cleaned up and new mulch installed.

The fire cisterns were painted, and hose connections replaced as requested by the fire department.

Annual flowers at the front entrance will be installed after Mother's Day.

To date, 15 of the new water meters have been installed, with the remainder scheduled to be installed in May and June.

Director Silva reported that there was less snow removal than anticipated earlier this year and that the current contractor is expected to provide services for the 2024-25 snow season.

The Board reviewed the proposal from Douglas County septic regarding septic tank inspections. Upon motion made, seconded and unanimously carried, the proposal was approved.

No update has been provided regarding the grant application.

The Board discussed the road repair schedule, including performing additional crack seal in late summer.

The erosion mitigation project around the north fire cistern well vault is complete.

The appellate court hearing related to approval of the asphalt plant is scheduled for May 15, 2024. Additional funding is still needed to help with the appeal.

President's Corner

Director Cowan noted that Director Ward intends to move out of the District sometime in September, and once he moves, his seat will be vacant.

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The Board discussed a community summer social in coordination with the Homeowner's Association, as well as when to hold the event.

The Board discussed scheduling a community clean-up in the fall.

The Board discussed making sure minutes are posted on the webpage once approved by the Board.

Attorney Report

Mr. Erb discussed the fire cistern well agreements he is preparing. He will send a draft agreement for review.

Upon motion made, seconded and unanimously carried, the Board approved and ratified the 2023 annual report to Douglas County.

Other Business

There was no other business.

Public Comment

There were no public comments.

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 6:46 p.m.



Secretary for the Meeting