



# 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, March 12<sup>th</sup>, 2025**

<u>Board of Directors</u>	<u>Term Expires</u>
John Cowan, President	May 2027
Garrett Silva, Secretary	May 2025
Bernd Sokolowski, Treasurer	May 2025
Eduardo San, Asst. Secretary	May 2027
Vacant	May 2025

### AGENDA

1. **Call to Order**
2. **Declaration of Quorum & Disclosure of Matters**
3. **Approval of Meeting Minutes:** November 13<sup>th</sup>, 2024
4. **Financial Matters**
  - a. Financial Reports:
    1. District Payment of Claims (*Nov – Feb*)
    2. Owner's Payments – Status of any Delinquent Payments
  - b. 2025 Audit Exemption Approval Signatures & Submittal
5. **District Manager Report**
6. **Director Reports**
  - a. **Director Cowan:**
    1. Board Member Positions:
      - a) Fill Current Vacancy
      - b) Director Silva is Resigning in May
      - c) Election Self Nomination Applicants - Review
      - d) Board of Director Officer Positions (*i.e., Pres, Secretary, Treasure, Engineer, Asst. Secretary*)
    2. 2024 Budget Surplus Implementation – Comments?
    3. Snow Plowing – Execution Feedback?
    4. South Fire Cistern Leak Detection & Repair - Status
    5. Website MD Documents – Agenda & Minutes Posting Responsibilities
    6. CRE Directory & Homeowner Guide – *Est* April Publication
    7. Annual Septic Inspections & Pumping – 2025 Pricing

8. August Meeting Date Conflict Adjustment *(8/13 to either 7/30 or 8/27?)*

**a. Director San:**

1. 2025 Asphalt Road Maintenance Plan:

a) Crack Seal

b) Repair deterioration issues on upper Aspen Leaf Drive

2. Front Entry Retaining Wall, Spring Repair

**b. Director Sokolowski:**

1. Neighboring Developments - Updates

**7. Attorney Report**

a. May Election – Status and Remaining Tasks

b. Conflict of Interest Disclosures

c. 2025 Billing Rates - Ratification

**8. Other Business**

**9. Public Comments**

**10. Adjourn**

The next District Board Meeting is scheduled for 5:30 p.m., May 14<sup>th</sup>, 2025