



**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, May 14th, 2025**

To access the meeting virtually:

<https://us02web.zoom.us/j/81176912626?pwd=xO8bPaB4pI5NhYIDBemVES8bakPD4O.1>

Meeting ID: 811 7691 2626 Passcode: 558890

<u>Board of Directors</u>	<u>Term Expires</u>
John Cowan, President	May 2027
John Letzelter, Secretary	May 2029
Bernd Sokolowski, Treasurer	May 2029
Eduardo San, Asst. Secretary	May 2027
Bruce Blank, Asst. Secretary	May 2029

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum & Disclosure of Matters**
- 3. Welcome New Board Members**
- 4. Virtual Option for Owners to Join the Meeting**
- 5. Approval of Meeting Minutes: March 12th, 2025**
- 6. Financial Matters**
 - a. Financial Reports District Payment of Claims *(November 2024, Mar & Apr)*
- 7. District Manager Report**
 - a. CRE Directory – Publication Cost
 - b. Annual Septic Inspections Letters to Homeowners
- 8. Director Reports**
 - a. Director Cowan:**
 - i. Board Member Positions: *(i.e., Pres, Secretary, Treasure, Asst. Secretary)*
 - ii. South Fire Cistern Leak Resolved – Ratify Cost *(\$2,242.45)*
 - iii. Septic Inspections *(\$7,600)* and Pumping *(\$8,650)* – Ratify Costs
 - iv. Weed Spraying – Limited 2025 Plan & Cost to Date Ratification
 - v. Broadband Internet – Current Community Options

- vi. 50% Matching Safety Grant of \$432.37 – Option to upgrade the security camera software

a. Director San:

- i. Front Entry Repairs – Ratify Actual Repair Costs (*retaining wall, sidewalk, parking area, vault, and re-mulching*)
- ii. 2025 Asphalt Road Maintenance Bid - Approval:
 - a) Crack Seal
 - b) Repair deterioration issues on upper Aspen Leaf Drive

b. Director Sokolowski:

- i. Neighboring Developments - Updates

9. Attorney Report

- a. May Election – Status and Remaining Tasks

10. Other Business

- a. Rescheduling of August 27, 2025 Regular Meeting to July 30th.

11. Public Comments

12. Adjourn

The next District Board Meeting: TBD