



NOTICE OF MEETING

– CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT –

Annual Meeting *immediately followed by the* 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, November 13th, 2024

<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

ANNUAL MEETING AGENDA

- 1. Call to Order**
- 2. Infrastructure Projects:**
 - Website ADA Compliance*
 - Water Meter Refresh Project*
 - Septic Inspections & Repairs*
 - Water Well Pump Repairs*
 - Road Maintenance – 87 Full Depth Crack Repairs*
 - Entry Beautification – Clean Up & Mulch of Southern Pine Tree Stand*
 - 2025: Entry Retaining Wall Repairs & Re-Mulch of Lower Shrub Areas*
- 3. Outstanding Bond:**
 - \$495,000 yearend balance, ~\$90,000 annual payment with a 2030 payoff date*
- 4. Review of Revenues and Expenditures:**
 - Draft of 2025 Budget's year to date & estimated yearend data*
- 5. Public Comments, Questions & Answers**
- 6. Adjourn into Regular Meeting**

REGULAR MEETING AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Disclosure Matters**
- 3. Approval of Meeting Minutes: July 10th, 2024**
- 4. Financial Matters**
 - Financial Report & Payment of Claims
 - 2025 Draft Budget:
 - Board Review
 - 2025 Property Tax Mill Levy & General / Debt Ratios
 - Public Hearing
 - Resolution Approving 2025 Budget, Appropriation of Funds, and Certification of Mill Levy
 - Water Usage Billing – Status

- d. Coordination of 2025 Audit Exemption – *to be sign at March Meeting*
- 5. NOTICE of Water Fees, Rates, Tolls, Charges and Penalties**
 - a. Discuss Potential Penalties For Unresolved Water Leaks
 - b. Public comment
 - c. Adoption Vote on Penalties
- 6. President's Corner**
 - a. Rules & Regulations Updates:
 - i. Septic Repair Non-Compliance - Fine
 - ii. Water Leak - Fine
 - iii. Jan – Dec Meter Reading & Billing - Option
 - iv. District Surpluses – Taxes “paid by the December surplus accounting”
 - v. Consider Adoption of Updated Rules and Regulations
 - b. Projected 2024 MD Funds Surplus and Check Implementation – Ratify
 - c. HOA's front entry holiday snowflake & wreath decorations
 - d. Biennial CRE Directory & Homeowner Guide – Est February Publication
 - e. Quarterly BOD Meetings? Mar (*Audit & Bids*) / May / Aug / Nov (*Annual Mtg & Budget*)
 - f. Acknowledge resignation of Sandy Ward from Board of Directors
- 7. District Manager Report**
 - a. Website Compliance – Status
 - b. District Requested Homeowner Septic Repairs – Status Report
 - c. Other
- 8. Director Reports**
 - a. Director Silva:**
 - i. Snow Plowing – Coordinated
 - ii. 2025 Septic Vendor - Discussion
 - b. Director San:**
 - i. Entry Retaining Wall Repair Bid
 - ii. 2025 Asphalt Roads Maintenance Recommendations
 - c. Director Sokolowski:**
 - i. Neighboring Developments - Updates
- 9. Attorney Report**
 - a. South Fire Cistern Easement Homeowner Agreement
 - b. 2025 Annual Administrative Resolution
 - c. 2025 Election Resolution
 - d. Common Area Native Grass – Damage Reimbursement
- 10. Other Business**
- 11. Public Comments**
- 12. Adjourn**

The next District Board Meeting schedule is TBD