

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

Held: Wednesday, July 10, 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
Bernd Sokolowski

Absent: Eduardo San (excused)
Sandy Ward (excused)

Also in attendance were Jeffrey E. Erb, Erb Law, LLC, Irene Berest, Novele Community Management, Inc., and the following members of the public: Kelly Cowan, Clint Curry, Vladimar Spina.

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. No additional conflicts were identified.

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Approval of Meeting Minutes

The Board reviewed the minutes from the May 7, 2024 regular District Board meeting. Upon motion made, seconded 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 May and June, 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 May and June. 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 has been updated to comply with the accessibility guidelines and the documents on the site are being reviewed for accessibility. The Board discussed the additional time allowed by statute to remediate documents and the need for additional document remediation.

Ms. Berest updated the Board on the status of the inspection letters. Mr. Erb noted that the District's service plan does not require an annual report on the septic pumping.

Ms. Berest discussed traffic issues mentioned by District residents. The Board discussed option to address the issues.

Director Reports

Director Cowan reported that septic inspections have been completed and pumping was done over two days. The Board discussed pumping frequency for different sized tanks and field leeching rotations.

Director Cowan gave an update on the beautification projects around the community, reporting that multiple trees have been replaced and weeds have been removed

Director Cowan then updated the Board that the cistern had been repaired and painted and that the silo hose bib will be installed at the cistern.

Director Cowan reported that the water meter refresh is underway with 39 of 41 meters installed and working, about 31

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residents are using the new app, and nine leaks were identified and slated for repair. Director Cowan discussed the budget and timeline for the refresh, noting that the project should be completed under budget. The Board discussed their policy on leaks moving forward, considering a penalty for not fixing identified leaks, timeline for penalty, and penalty amount.

Director Silva reported that there are 17 septic repairs recommended, and 10 homes need pumping. The Board discussed the rescheduling of the pumping.

The Board discussed the road repair grant and decided to halt work until the grant is approved. Any new crack repairs will be identified for small repairs as well.

Director Sokolowski gave an update on the appeal of the Brannan concrete crushing and recycling case. The appeal was successful. Director Sokolowski then updated the Board on the Douglas County Planning Commission hearing for the Brannan asphalt plant addition. The District will have six minutes to speak at the hearing.

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.

The Board discussed a property tax reconciliation for a refund of excess money for homes that are closing. Ms. Berest will review the district's budget.

The Board discussed the 2025 budget items.

Director Cowan discussed the Summer Social and available budget for same. The Board discussed any additional expenses.

Attorney Report

Mr. Erb discussed the fire cistern well agreements and discussed the need for a map. Director Cowan will review and update.

The Board discussed the requirement for new homeowners to install approved water meters.

Other Business

There was no other business.

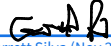
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Public Comment

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 7:05 p.m.


Garrett Silva (Nov 23, 2024 09:46 MST)

Secretary for the Meeting






CREMD 07.10.24 Regular Meeting Minutes 4877-5425-2287 v.1

Final Audit Report

2024-11-23

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