

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
Wednesday, November 8th, 2023
5:30 p.m.

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

ANNUAL MEETING AGENDA

- 1. Call to Order**
- 2. Infrastructure Projects:**
 - a. *Storm water management*
 - b. *Road maintenance*
 - c. *Stop signs*
 - d. *Entry tree replacements*
 - e. *Entry updated lighting*
- 3. Outstanding Bond:**
 - a. *\$560,000 yearend balance*
 - b. *\$90,000 in approximant annual payments*
 - c. *2030 payoff date*
- 4. Review of Revenues and Expenditures:**
 - a. *Review of draft 2024 Budget's year to date data and estimated yearend estimates*
- 5. Public Comments, Questions & Answers**
- 6. Adjournment**

REGULAR MEETING AGENDA

- 1. Declaration of Quorum/Disclosure Matters**
- 2. Approval of Meeting Minutes: September 20, 2023**
- 3. 2024 Property Taxation Changes:**
 - a. Issue 6B
 - b. Prop HH – *if passed, address revenue growth limit restrictions and MD plan*
 - c. Douglas County 4% Reduction in Actual Property Value Assessments

4. **Financial Matters**
 - a. Financial Report & Payment of Claims
 - b. Water Billing – Receipt of Meter Photos and Issuance of Billing Letters
 - c. 2024 Draft Budget:
 - i. Board Review
 - ii. 2024 Property Tax Mill Levy & General / Debt Ratios
 - iii. Public Hearing
 - iv. Resolution Approving 2024 Budget, Appropriation of Funds, and Certification of Mill Levy
 - d. Other
5. **Director Reports**
 - a. **Director Cowan:**
 - i. 2024 TruGreen Service Invoice - Approval
 - ii. Front Entry Winterization - Status
 - iii. Water Meter Testing - Results
 - a) Water Hero Systems – Remove “Approved” Status as a District Meter
 - iv. Water Meter Refresh Plan - Approval:
 - a) **Badger** Ultrasonic Meters with Cellular Endpoints
 - b) **Beacon** AMI Data and Billing Dashboard
 - c) **Eye On Water** Smart Phone App
 - b. **Director Silva:**
 - i. Septic Pumping – Invoice Approval
 - ii. Snowplowing - Iron Forge Contract Approval
 - iii. Stop Signs – Reset Posts
 - iv. District Insurance Coverage – Adequacy Review
 - c. **Director San:**
 - i. 2024 Asphalt Road Maintenance - Plan
 - d. **Director Sokolowski:**
 - i. Update regarding neighboring developments
6. **President’s Corner** – Director Cowan
 - a. HOA’s front entry holiday snowflake & wreath decorations
7. **Attorney Report**
 - a. 2024 Annual Administrative Resolution
8. **Other Business**
9. **Public Comments**
10. **Adjourn**

The next District Board Meeting is scheduled for 5:30 p.m., January 10, 2024