CHEROKEE METROPOLITAN DISTRICT
6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
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November 17, 2026 Board Meeting Packet

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CHEROKEE METROPOLITAN DISTRICT

REGULAR MEETING OF THE BOARD OF DIRECTORS

MINUTES – OCTOBER 20, 2026

The Regular Meeting of the Board of Directors of the Cherokee Metropolitan District was held on Wednesday, October 20, 2026 at 5:30 p.m. at 6250 Palmer Park Blvd., Colorado Springs, Colorado.

Board of Directors Present: Dan Wall, Kim Hale, Jeff Bandy, Jeremy Atkinson, Dolly Letriz

CMD Staff Present: Kevin Brown, General Manager; Juile Wells, Accountant; Adam Keeney, Interim Wastewater Supervisor/ORC

Others Present: Joan Fritsche, Fritsche Law LLC; members of the public.

ITEM 1: Call to Order

The meeting was called to order by Director Wall at 5:30 p.m. A quorum of the Directors was present and there were no changes to Directors' qualifications or disclosures. Those in attendance were asked to stand and cite the Pledge of Allegiance.

ITEM 2: Review and Approval of the Agenda

A. Addendums/Amendments to Agenda

The Board reviewed the agenda.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR ATKINSON, TO APPROVE THE AGENDA AS PRESENTED. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

ITEM 3: Public Comment

District resident Kristin Carlson addressed the Board regarding District parks. Roger Stolz spoke to the Board about the Containment Concentration Report and Consumer Confidence Report.

ITEM 4: Consent Agenda

Items on the Consent Agenda:

A. September 11, 2026 Study Session Board Minutes
B. September 17, 2026 Special Board Meeting Minutes
C. Washington Trust Permanent Water Line Easement
D. Washington Trust Temporary Construction Easement

MOTION: **DIRECTOR ATKINSON MOVED, SECONDED BY DIRECTOR HALE, TO APPROVE ITEMS A-D ON THE CONSENT AGENDA. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.**

ITEM 5: Financial Report

A. September 2026 Financial Report

Ms. Wells reviewed the September 2026 Financial Report. She noted the recent distribution payment from CTF is not reflected in the Parks Fund – Conservation Trust funds line item of the report. Ms. Wells updated the Board on the amount spent on capital projects to date in 2026, and stated the golf course is doing very well and is at 99% of the budget for revenue. The budget bottom lines are as expected. There were no questions on the Financial Report.

MOTION: **DIRECTOR HALE MOVED, SECONDED BY DIRECTOR LETRIZ, TO ACCEPT THE SEPTEMBER 2026 FINANCIAL REPORT AS PRESENTED. MOTION PASSED UNANIMOUSLY.**

ITEM 6: Unfinished Business

A. Habor Lights Settlement Agreement

Mr. Brown provided a brief summary of the matter. In 2021, the Cherokee Water LLC was dissolved. Earlier this year, a former member of the LLC, Harbor Lights Church, claimed they were a member who was not consulted during the dissolution and was owed some amount on its initial $177,000 payment to secure water rights to support an anticipated development. Harbor Lights' interest in the LLC was not addressed as part of the dissolution process because the District had no record of Harbor Lights' membership. Harbor Lights provided a Certificate of Ownership in the LLC and the District and Harbor Lights have negotiated a settlement of the claim. Harbor Light's interest in the Cherokee Water LLC will be converted to tap fee credits that it can sell to a developer with District approval. This allows Harbor Lights to close out its 2008 investment in the LLC without the District directly reimbursing Harbor Lights. The reimbursement period is limited to five years.

MOTION: **DIRECTOR BANDY MOVED, SECONDED BY DIRECTOR LETRIZ, TO APPROVE THE WATER RIGHTS AND ENTITLEMENTS AGREEMENT BETWEEN THE DISTRICT AND HARBOR LIGHTS CHURCH. MOTION PASSED UNANIMOUSLY.**

ITEM 7: New Business

A. October 22 Budget Study Session Scheduling

Director Wall asked the Board to reschedule the Budget Study Session currently set for October 22, 2026. Board discussion followed. The consensus was to schedule the Budget Study Session for October 28, 2026 at 4:00 p.m.

B. Authorize Engagement Letter with Municipal Advisor

Mr. Brown noted that Ms. Fritsche recommended the District hire an experienced municipal financial advisor to assist with the complex financing options available to finance the PFAS Treatment Facility. Ms. Fritsche updated the Board regarding an MSRB ruling that prohibits an investment banker from also serving as a municipal advisor to the District. Director Wall, Mr. Brown and Ms. Fritsche interviewed two municipal advisor firms on October 19th. Mr. Brown requested the Board's authorization to allow Director Wall to sign an engagement letter with the firm that is selected.

MOTION: DIRECTOR BANDY MOVED, SECONDED BY DIRECTOR ATKINSON, TO AUTHORIZE DIRECTOR WALL TO EXECUTE AN ENGAGEMENT LETTER WITH A MUNICIPAL ADVISOR. MOTION PASSED UNANIMOUSLY.

C. Resolution 2026-11 – Consolidating Designated COLOTRUST Capital Accounts

Mr. Brown noted the purpose of the proposed Resolution is to consolidate four District COLOTRUST bank accounts that were designated by former Boards of Directors for capital projects. The new account would be dedicated to the PFAS Treatment Facility project. Discussion followed. The Board expressed concern with approving the account consolidation without review of District historical records creating those accounts.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR ATKINSON, TO TABLE THIS MATTER UNTIL NEXT MONTH. MOTION PASSED UNANIMOUSLY.

D. Moltz Construction Bioreactor Covers Change Order 3 – Six Week Extension

Mr. Brown noted there have been delays in material delivery for the bioreactor covers which have pushed back completion by six weeks. One of the bioreactors is fully covered and the other has the support structures in place and part of the cover finished. The contract extension is at no cost to the District.

MOTION: DIRECTOR ATKINSON MOVED, SECONDED BY DIRECTOR LETRIZ, TO APPROVE CHANGE ORDER NO. 3 TO EXTEND THE CONTRACT SUBSTANTIAL COMPLETION DATE FROM NOVEMBER 2, 2026 TO DECEMBER 18, 2026. MOTION PASSED UNANIMOUSLY.

ITEM 8: Staff Reports

Mr. Brown presented his Manager's Report. Mr. Brown discussed the various financing options that may be available for the PFAS Treatment Plant project. This project is the largest capital project the District has ever taken on, with an initial five-year cost estimate of $75,000,000 maximum, though final bids have not been received. The District is required to comply with PFAS regulations by 2029.

The District's current budget reflects all of the funding coming from District debt, but this is the worst-case scenario. There are also grants and low-interest loans available to the District which may

cover some or all the cost, but they are both competitive and not guaranteed.

The first type of grant is Emerging Contaminants for Small and Disadvantaged Communities (EC-SDC). The District is currently receiving design funds from this EPA-funded program administered by Colorado. Applications for $9 million in construction funding close in January with results in April. This grant can be applied for again in 2028 for up to another $9 million.

There are also grants available from the Department of War for improving infrastructure that feeds military installations. Improvements to the treatment system upstream from Schriever may be eligible for consideration. Awards from these programs are less likely than the EC-SDC grants but caps are higher and there are multiple opportunities to pursue. The final federal grant category is congressional direct spending. This is funding added to a federal appropriations bill by a local congressman or senator. This is the most uncertain federal funding avenue.

The District is also pursuing statewide revolving fund loans. These loans are issued by the Colorado Water and Power Development Authority (CWRPDA) and often carry interest rates 1.5 to 2 percentage points lower than bonds. The loans have a lengthy approval process but the savings can add up to millions of dollars over the life of the loan. CWRPDA has a limited amount of money to award each year and disadvantaged communities have the highest priority. CWRPDA is prioritizing PFAS treatment projects but the final amount of low-interest financing available will not be known until after the application process. Regardless of grant awards and loans, the District will have to rely on District-issued bonds. This is the most expensive financing option, but it does not depend on application approvals and has no cap, aside from the District's total debt capacity. The District's goal is to provide the lowest cost possible for District customers and utilize every funding source available.

Mr. Brown updated the Board on the District's electrical safety program. Electrical work is the most dangerous work District operators regularly perform, and significant improvements in electrical safety have been made in the past few years. The District's objective will always be to provide the training and tools to ensure District staff can safely work on electrical equipment to keep the water and wastewater systems functioning. Discussion followed.

Mr. Brown updated the Board on the status of purchasing the three parcels from the Cimarron Hills Fire Protection District. Due diligence is complete and all went well. Closing is currently set for November 24, 2026. Closing documents will be presented to the Board for approval at the regular November Board meeting.

Mr. Brown briefly discussed September water use. Consumption was still above the 10-year average but lower than any month since April.

Mr. Brown provided an update on Capital Projects. The AE2S team delivered the PFAS Treatment Facility 60% design drawings and a review meeting is scheduled for October 22. The 90% drawings are scheduled to be delivered in November or December. The pipeline side of the project is progressing well and the first pipe crossing under Highway 94 may be ready for construction as soon as next spring. This would allow startup and testing of the facility to begin at any time even if the pipeline from the facility to the rest of the District's facilities is still under construction.

Construction on Tank 5 has finally begun. Colorado Springs City Council granted final approval of the project and the easement document has been signed by the Owner and Woodmen Hills Metropolitan District. The general contractor will begin site preparation and grading over the winter with tank construction next spring. Substantial completion is scheduled for May 2027 with final completion following a few months later. Once the new tank is online, Tank 3 will be fully drained for a comprehensive inspection.

Director Wall asked about a tank overflow that happened on October 11th. Mr. Brown noted the high level sensor failed, and water rose until the tank overtopped the drain. Approximately 100,000 gallons of water was lost due to the overflow. Pumps were shut down and the site was cleaned up.

There were no additional questions from the Board.

ITEM 9. Executive Session

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO GO INTO EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(B), C.R.S., FOR A CONFERENCE WITH THE DISTRICT'S ATTORNEY REGARDING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS; SECTION 24-6-402(4)(E), C.R.S., DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS; AND SECTION 24-6-402(4)(A), C.R.S., REGARDING THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST. NO FORMAL ACTION OR VOTING WILL TAKE PLACE IN THE EXECUTIVE SESSION.

A. Ellicott Pipeline Easement Acquisition Update
B. Inclusion Criteria and Process Discussion

The Executive Session convened at 6:52 p.m., after a short break. The Directors, Mr. Brown and Ms. Fritsche attended the Executive Session.

MOTION: DIRECTOR BANDY MOVED, SECONDED BY DIRECTOR ATKINSON, TO COME OUT OF EXECUTIVE SESSION AT 7:52 P.M. MOTION UNANIMOUSLY PASSED.

ITEM 10. Further Action

A. Board Direction on Water Availability for Inclusion

This matter was removed from the agenda.

ITEM 11. Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:53 p.m.

_____
Jeff Bandy, Secretary

Attorney Fritsche certified for the record that the Executive Session was not recorded, as the matters discussed in Executive Session constituted privileged attorney-client communications.

_____
Joan M. Fritsche, Esq.

CHEROKEE METROPOLITAN DISTRICT

SPECIAL MEETING/STUDY SESSION OF THE BOARD OF DIRECTORS

MINUTES – OCTOBER 28, 2026

A Special Meeting/Study Session of the Board of Directors of the Cherokee Metropolitan District was held on Thursday, October 28, 2026 at 4:00 p.m. at 6250 Palmer Park Blvd., Colorado Springs, Colorado.

Board of Directors Present: Dan Wall, Kim Hale, Jeff Bandy, Jeremy Atkinson, Dolly Letriz

CMD Staff Present: Kevin Brown, General Manager

Others Present: Joan Fritsche, Fritsche Law LLC; members of the public.

ITEM 1: Call to Order

The special meeting was called to order by Director Wall at 4:00 p.m. A quorum of the Directors was present and there were no changes to Directors' qualifications or disclosures. Those in attendance were asked to stand and cite the Pledge of Allegiance.

ITEM 2: Review and Approval of the Agenda

The Board reviewed the agenda.

MOTION: THE BOARD APPROVED THE AGENDA AS PRESENTED.

ITEM 3: Public Comment

None.

ITEM 4: Budget Study Session

Mr. Brown provided a presentation and reviewed the following topics:

A. Draft 2027 Budget
B. Water/Wastewater Fund Discussion
C. Golf Course Fund Discussion
D. General Fund Discussion
E. Parks Fund Discussion

Mr. Brown answered questions from the Board. Board discussion and direction followed.

ITEM 5. Adjournment

There being no further business to come before the Board, the special meeting adjourned at 5:30 p.m.

_____

Jeff Bandy, Secretary

PERMANENT NON-EXCLUSIVE WATERLINE EASEMENT

This PERMANENT NON-EXCLUSIVE WATERLINE EASEMENT (the Easement") is entered into this 22 day of October 2026 by and between: Reyes M. Marquez, an individual with an address of 10396 Sentary Post Pl, Colorado Springs, CO 80925 ("Grantor") and the **Cherokee Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 6250 Palmer Park Boulevard, Colorado Springs, CO 80915 (the "District"), grantee.

WHEREAS, the District needs to acquire a Permanent Non-Exclusive Waterline Easement across certain real property owned by Grantor described and depicted in **Exhibit A**, attached hereto and incorporated herein (the "Easement Property") for the purposes and as a necessary part of constructing public improvements specified herein.

WHEREAS, Grantor is willing to grant, and the District is willing to accept, an easement within the Easement Property for the purposes stated above, subject to the terms and provisions herein.

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and the District agree as follows:

1. Grant of Easement.

A. Grantor expressly grants and conveys to the District and its officers, agents, employees, designees, contractors, guests, and invitees, a perpetual nonexclusive easement of varying width, generally thirty (30) feet wide, over, under, across and through the Easement Property to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, relocate, inspect, survey, test, and remove waterline(s), manholes, fixtures, water and distribution lines, and related appurtenances and attachments ("Improvements"), together with the right of ingress and egress to and from said Easement over and across the Easement Property and adjacent lands of the Grantor in the exercising of the rights granted herein.

B. Grantee has the right to improve and maintain a suitable slope or grade as necessary to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, relocate, inspect, survey, test, and remove the Improvements.

C. Grantee has the right of motorized and non-motorized vehicular and pedestrian ingress and egress, and the passage, temporary storage, and temporary parking of construction and other related vehicles, supplies, and materials related to the construction or maintenance of the Improvements.

D. Grantee has the right to mark the location of the Easement Property by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations that do not interfere with Grantor's reasonable use of the Easement Property.

E. Subject to Paragraph 4.B. below, Grantee has the right, after providing written notice to Grantor and a reasonable opportunity to cure, to remove any building or other structure that is placed on, over, under, or in the Easement Property without the specific written permission of the District, without liability for damages arising therefrom. The District shall also have the right, without liability for damages, to cut, trim, control, and remove trees, brush, and other obstructions within or outside the Easement Property that injure or interfere with the District's use and enjoyment of the Easement.

2. Property Restoration. Upon completion of installation, maintenance, repair, replacement and/or removal activities, the District shall restore the Easement Property to the condition it was in immediately prior to District activity, except as necessarily modified to accommodate the Improvements.

3. Grantor's Covenants.

A. Grantor covenants and agrees that during the term of this Agreement it shall not plant within or allow to grow into the Easement Property any trees, bushes or other planted material that would interfere with the District's use of the Easement Property, and that it shall not construct any buildings or other improvements within, over or upon the Easement Property without the prior written permission of the District, except that Grantor may install roadways, sidewalks, curbs, gutters, and trails on the Easement Property, without written permission, provided Grantor shall be responsible for repairing or replacing any its private improvements damaged by the District's permitted activities within the Easement Property, including payment of the costs thereof.

B. To the fullest extent permitted by applicable law:

i. Grantor hereby warrants title to the Easement Property and agrees to defend the title of the District to the Easement Property from and against all persons; and

ii. Grantor warrants that the Easement Property is free and clear of all liens and encumbrances, except as identified in the Consent and Subordination Agreement, if any, attached hereto;

C. Any other utilities constructed within the Easement Property (i.e., natural gas, telephone, cable, etc.) shall only be constructed with the District's prior written consent, which consent shall not be unreasonably withheld or delayed, subject to the following conditions: (1) installation of new utilities or improvements within ten (10) feet of the District's Improvements must adhere to the then current District Standards and the Colorado Springs Utilities Line Extension and Service Standards (CSU LESS) on the date of installation; and (2) the District's prior written approval of improvement design plans, construction inspections, and the specific terms of the utility easement shall be required.

D. Grantor warrants and guarantees that it has the power and authority to grant the easement created by this Agreement.

4. Retained Rights of Grantor.

A. Grantor reserves the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy do not impair the rights granted to the District pursuant to this Agreement or interfere with District's use of the Easement Property. The District's rights hereunder are non-exclusive, and Grantor shall have the authority to grant other easements or rights to use the Easement Property, so long as it does not impair the rights granted to the District and subject to Grantor's Covenants above.

B. In the event that the construction of any other utilities, roadways, or other improvements upon, over, under or across the Easement Property or the violation of any of the warranties made by Grantor herein necessitates the relocation and/or encasement of the Improvements, then Grantor shall, at its sole cost and expense, timely perform or cause the performance of such relocation and/or encasement of the Improvements and shall provide a replacement easement for the relocation, if necessary, subject to the District's specifications. In the event Grantor does not relocate, encase the Improvements, and/or provide a new easement as required by this Subsection B within a reasonable period of time, not to exceed ninety (90) days after notice thereof from the District, then the District may do so, at Grantor's expense.

5. Indemnification of the District by Grantor. Grantor agrees, and hereby does, to the fullest extent permitted by law, indemnify and hold harmless the District, any directors, officers, employees and agents of the District, and any successors or assigns of the District, from any costs, expenses, damages, claims or demands incurred or asserted against the District as a result of, or arising out of, the exercise of Grantee's rights, or Grantor's warranties or covenants as set forth herein.

6. Governmental Immunity. Nothing contained in this Easement Agreement shall be construed to constitute a waiver by the District of the protections, defenses, and immunities, afforded under the Colorado Governmental Immunity Act or any statute superseding the Act, or the protections, defenses and immunities of the Colorado Constitution.

7. Miscellaneous.

A. Subjacent and Lateral Support. Grantor and the District shall each have the right of subjacent and lateral support for the Easement Property; neither Grantor nor the District shall take any action that would impair the lateral or subjacent support for the Easement Property.

B. Binding Effect - Runs With Land. This Agreement shall extend to and be binding upon the successors and assigns of the respective parties hereto. The rights and responsibilities set forth in this Agreement are intended to be covenants upon the Easement Property and are to run with the land.

C. Governing Law. The terms, covenants and provisions hereof shall be governed by and construed under the applicable laws of the State of Colorado, and exclusive jurisdiction

and venue for any action relating to this Agreement shall be with the District Court of El Paso County, Colorado.

D. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto relating to the Easement and sets forth the rights, duties and obligations of each to the other as of this date. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified, except by a writing executed by both parties.

E. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver, unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

F. Assignment. The District may assign or license all or a portion of its rights hereunder to another political subdivision of the State of Colorado, provided any assignee shall be bound by all terms and conditions set forth herein.

G. Severability. The invalidity or unenforceability of any portion or provision of this Agreement shall not affect the validity or enforceability of any other portion or provision. If any provision of this Agreement or the application thereof to any person, entity or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Agreement that can be given effect without the invalid provision or application, and to this end, the provisions of this Agreement and each and every provision thereof, are declared to be severable.

H. Counterpart Execution. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

I. No Third-Party Beneficiary. The parties enter into this Agreement for the sole benefit of the parties, to the exclusion of any third-party, and no third-party beneficiary is intended or created by the execution of this Agreement.

J. Recording. This Agreement shall be recorded by the District in the official records of the El Paso County Clerk and Recorder upon full execution.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of the date and year first above set forth.

GRANTOR:

By: _____

Print Name: Reyes M. Marquez

STATE OF COLORADO)
)ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 22 day October of 20 26, by Reyes M. Marquez.

Witness my hand and official seal.

My commission expires: Oct 25 2027

_____
Notary Public

MARSALIS WALDON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234040554
MY COMMISSION EXPIRES OCTOBER 25, 2027

DISTRICT:

By: _____
Print Name and Title: _____

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

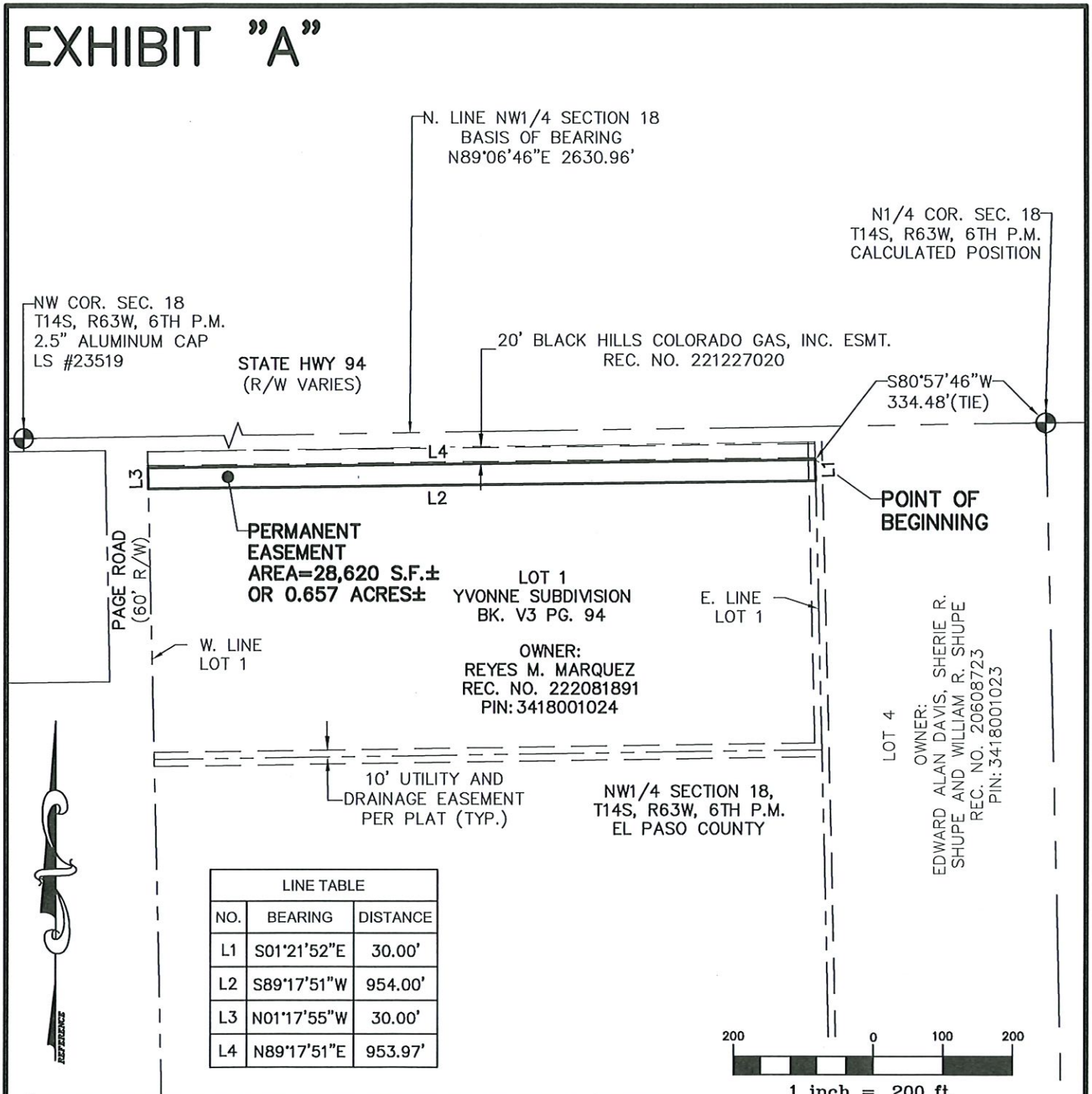
The foregoing instrument was acknowledged before me this ___ day_____ of 20____, by _____, as _____ of Cherokee Metropolitan District.

Witness my hand and official seal.

My commission expires:_____

_____
Notary Public

EXHIBIT "A"



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S01°21'52"E	30.00'
L2	S89°17'51"W	954.00'
L3	N01°17'55"W	30.00'
L4	N89°17'51"E	953.97'

1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: R.U.
CHKD. BY: J.N.
DATE: 07/07/26
SCALE: 1" = 200'

FILE: R13929
SHEET: 1 OF 2
W/O #:

PERMANENT EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, YVONNE SUBDIVISION DESCRIBED BOOK V3 PAGE 94, FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, ASSUMED TO BEAR N89°06'46"E A DISTANCE OF 2630.96 FEET FROM A 2.5" ALUMINUM CAP STAMPED "LS #23519" FOUND AT THE NORTHWEST CORNER OF SAID SECTION 18 TO A CALCULATED POSITION AT THE NORTH QUARTER CORNER OF SAID SECTION 18;

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT BEARS S80°57'46"W A DISTANCE OF 334.48 FEET FROM SAID NORTH QUARTER CORNER;

THENCE S01°21'52"E ALONG SAID EAST LINE A DISTANCE OF 30.00 FEET; THENCE S89°17'51"W A DISTANCE OF 954.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N01°17'55"W ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET; THENCE N89°17'51"E A DISTANCE OF 953.97 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHWEST CORNER BEARS N89°42'22"W A DISTANCE OF 2300.35 FEET.

SAID PARCEL CONTAINS 28,620 SQUARE FEET OR 0.657 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED CHRISTOPHER P. JULIAN NUMBER 31158 PROFESSIONAL LAND SURVEYOR

07/07/26

CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: R.U.
CHKD. BY: J.N.
DATE: 07/07/26
SCALE: 1" = 200'

FILE: R13929
SHEET: 2 OF 2
W/O #:

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

This TEMPORARY CONSTRUCTION EASEMENT (the "Easement") is entered into this 22 day of October 2026 by and between: Reyes M. Marquez, an individual with an address of 10396 Sentary Post Pl, Colorado Springs, CO 80925 ("Grantor") and the **Cherokee Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 6250 Palmer Park Boulevard, Colorado Springs, CO 80915 (the "District"), grantee.

WHEREAS, the District needs to acquire a Temporary Construction Easement across certain real property owned by Grantor described and depicted in the Exhibit attached hereto and incorporated herein (the "TCE Area") for the purposes and as a necessary part of constructing public improvements as specified herein.

WHEREAS, Grantor is willing to grant, and the District is willing to accept a Temporary Construction Easement within the TCE Area for the purposes stated above, subject to the terms and provisions herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and the District agree as follows:

1. Grantor hereby sells, grants and conveys to the District, its successors and assigns, and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District, a Temporary Construction Easement in, on, over, under, across and through the TCE Area for the purpose of surveying, testing, sampling, grading, installing, constructing, reconstructing, replacing and/or removing water pipelines, manholes, fixtures, water and distribution lines, slope and related improvements and appurtenances (collectively the "Improvements") on Grantor's real property located in El Paso County, Colorado.

2. The District, its agents, contractors, successors, and permitted assigns, shall have and exercise the right of ingress and egress in, on, to, through, over, under, and across the TCE Area, and so much of Grantor's other adjacent property as may reasonably be necessary to access the TCE Area, for any purpose necessary for the construction of the Improvements.

3. The term of the Easement shall commence when the District, or its agent, gives written notice to Grantor at the address set forth above of the District's intent to commence construction ("Commencement Date") and shall continue for a term of twelve (12) months from the date of said written notice. In the event that the District requires additional time to complete the Improvements, the District may give notice to Grantor thirty (30) days prior to the expiration of the term that the District is extending the term of the Easement up to an additional six (6) months.

4. Upon completion of its activities, the District shall restore the TCE Area to as near a condition as it was in prior to the commencement of the District's activities as is reasonably practicable.

5. Grantor, for itself and its successors and assigns, reserves the right to use the TCE Area for any purpose which does not impair the District's rights granted herein. Notwithstanding the foregoing, Grantor, after execution of the Easement and throughout the term of the Easement, shall not construct, erect, place, install or permit any building, structure, or other above or below-ground improvement that may in any way interfere with the District's rights as set forth herein. In the event Grantor violates the provisions of the Easement, Grantor shall correct such violation immediately upon the receipt of written notice of such violation from the District and, in the event Grantor fails or refuses to correct such violation, the District may do so immediately at the sole expense of Grantor.

6. The parties hereto agree that neither has made nor authorized any agreement with respect to the TCE Area other than expressly set forth herein, and no oral representation, promise, or consideration different from the terms herein contained shall be binding on either party, or its agents or employees, hereto.

7. Each party shall be entitled to all remedies at law or in equity for the enforcement of the Easement.

8. The benefits and burdens of the Easement are covenants that touch, concern, and run with the land and shall inure to the benefit of, and be binding on, the respective heirs, representatives, successors, and assigns of the Grantor and the District for the term of the Easement.

9. The Grantor warrants that it is the owner of the subject property in fee simple and has the authority to grant the Easement to the District.

10. The Easement may be executed in any number of counterparts, each of which, when so executed, shall be deemed to be an original and all of which taken together shall constitute one and the same Temporary Construction Easement.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor and the District have executed the Easement as of the date and year first above set forth.

GRANTOR:

By: _____

Print Name: Reyes M. Marquez

STATE OF COLORADO)
)ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 22 day of October 20 26, by Reyes M. Marquez.

Witness my hand and official seal.
My commission expires: Oct 25 2027

_____
Notary Public

MARSALIS WALDON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234040554
MY COMMISSION EXPIRES OCTOBER 25, 2027

DISTRICT:

By: _____
Print Name and Title: _____

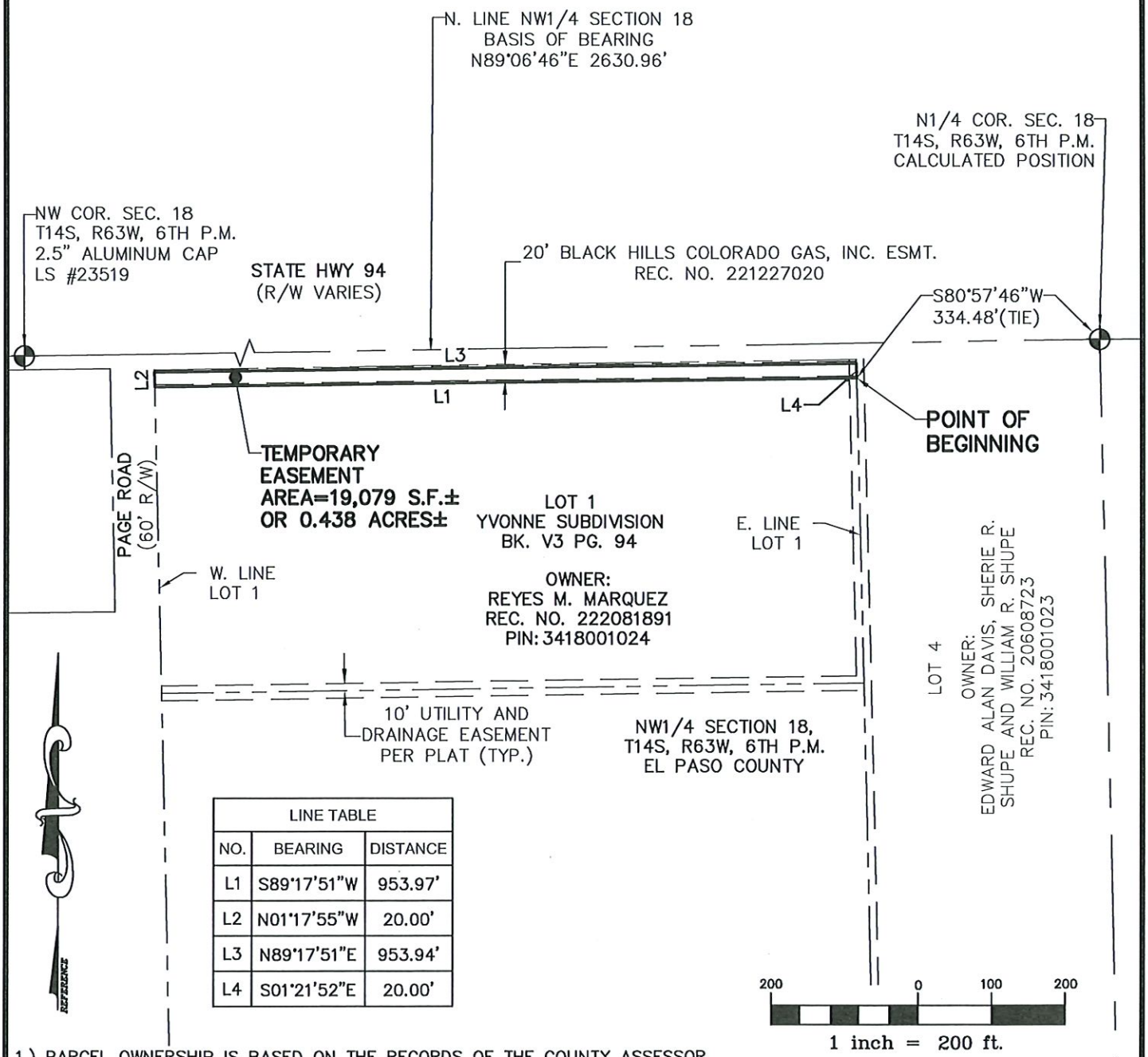
STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ___ day of _____ 20____, by _____, as _____ of Cherokee Metropolitan District.

Witness my hand and official seal.
My commission expires:_____

_____
Notary Public

EXHIBIT "B"



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°17'51"W	953.97'
L2	N01°17'55"W	20.00'
L3	N89°17'51"E	953.94'
L4	S01°21'52"E	20.00'

1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: R.U.
CHKD. BY: J.N.
DATE: 07/07/26
SCALE: 1" = 200'

FILE: R13929
SHEET: 1 OF 2
W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, YVONNE SUBDIVISION DESCRIBED BOOK V3 PAGE 94, FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, ASSUMED TO BEAR N89°06'46"E A DISTANCE OF 2630.96 FEET FROM A 2.5" ALUMINUM CAP STAMPED "LS #23519" FOUND AT THE NORTHWEST CORNER OF SAID SECTION 18 TO A CALCULATED POSITION AT THE NORTH QUARTER CORNER OF SAID SECTION 18;

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT BEARS S80°57'46"W A DISTANCE OF 334.48 FEET FROM SAID NORTH QUARTER CORNER;

THENCE S89°17'51"W A DISTANCE OF 953.97 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N01°17'55"W ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET; THENCE N89°17'51"E A DISTANCE OF 953.94 FEET TO SAID EAST LINE; THENCE S01°21'52"E ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHWEST CORNER BEARS N89°42'22"W A DISTANCE OF 2300.35 FEET.

SAID PARCEL CONTAINS 19,079 SQUARE FEET OR 0.438 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED CHRISTOPHER P. JULIAN NUMBER 31158 PROFESSIONAL LAND SURVEYOR

07/07/26

CHRISTOPHER P. JULIAN, P.L.S. 31158 — DATE

FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: R.U.
CHKD. BY: J.N.
DATE: 07/07/26
SCALE: 1" = 200'

FILE: R13929
SHEET: 2 OF 2
W/O #:

TEMPORARY EASEMENT

CHEROKEE METROPOLITAN DISTRICT

Financial Statements

October 2026

UNAUDITED

CASH POSITION

CHEROKEE METROPOLITAN DISTRICT

Schedule of Cash Position by Fund

October 31, 2026

	General Fund	Parks Fund	Water/ Wastewater Enterprise Fund	Golf Enterprise Fund	Total Funds
WELLS FARGO ACCOUNTS					
Sweep (Investments)					
Balance at 09/30/2026	$ 166,082	$ 279,329	$ 40,920,425	$ 2,448,916	$ 43,814,752
Dividends Earned (Avg Monthly Yield: 3.6566%)	$ 439	$ 738	$ 108,060	$ 6,467	$ 115,703
Transfer In from (Out to) Wells Fargo Operating Account	$ 1,351	$ 11,260	$ 1,395,058	$ -	$ 1,407,669
Transfer In from (Out to) Wells Fargo Golf Account	$ -	$ -	$ -	$ 13,131	$ 13,131
Transfer In from (Out to) Wells Fargo Payroll Account	$ -	$ (19,224)	$ (485,484)	$ (88,209)	$ (592,918)
Actual Balance at 10/31/2026	**$ 167,871**	**$ 272,102**	**$ 41,938,059**	**$ 2,380,304**	**$ 44,758,337**
Checking Accounts: Golf, Payroll, Water/Wastewater					
Balance at 09/30/2026	$ -	$ -	$ (39,519)	$ (4,376)	$ (43,895)
Deposits	$ 12,359	$ 18,337	$ 2,400,110	$ 186,340	$ 2,617,147
Withdrawals	$ (11,009)	$ (7,077)	$ (974,689)	$ (60,478)	$ (1,053,253)
Payroll	$ -	$ (19,224)	$ (485,484)	$ (88,209)	$ (592,918)
Transfer Out to/(In from) Wells Fargo Sweep Account	$ (1,351)	$ 7,964	$ (836,762)	$ (13,131)	$ (843,279)
Actual Balance at 10/31/2026	**$ -**	**$ -**	**$ 63,656**	**$ 20,146**	**$ 83,802**
Petty Cash					
Cash on hand	$ -	$ -	$ 800	$ 1,300	$ 2,100
COLOTRUST ACCOUNTS					
General (7024)					
Balance at 09/30/2026	$ -	$ -	$ 738,181	$ -	$ 738,181
Transfer Out to ColoTrust 5% Fund	$ -	$ -	$ (24,898)	$ -	$ (24,898)
Transfer Out to ColoTrust 7% Fund	$ -	$ -	$ (34,857)	$ -	$ (34,857)
Transfer Out to ColoTrust TDS Surcharges	$ -	$ -	$ (98,556)	$ -	$ (98,556)
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 2,441	$ -	$ 2,441
Balance at 10/31/2026	$ -	$ -	$ 582,311	$ -	$ 582,311
WWTF Reserve (7026)					
Balance at 09/30/2026	$ -	$ -	$ 2,030,572	$ -	$ 2,030,572
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 6,908	$ -	$ 6,908
Balance at 10/31/2026	$ -	$ -	$ 2,037,479	$ -	$ 2,037,480
Project Construction Fund (7028)					
Balance at 09/30/2026	$ -	$ -	$ 3,198,866	$ -	$ 3,198,866
Transfer In from ColoTrust General Fund	$ -	$ -	$ 24,898	$ -	$ 24,898
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 10,893	$ -	$ 10,893
Balance at 10/31/2026	$ -	$ -	$ 3,234,657	$ -	$ 3,234,657
Parks Fund (7029)					
Balance at 09/30/2026	$ -	$ 111,038	$ -	$ -	$ 111,038
CTF Q3 Distribution	$ -	$ -	$ -	$ -	$ -
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ 378	$ -	$ -	$ 378
Balance at 10/31/2026	$ -	$ 111,416	$ -	$ -	$ 111,416
Capital Reserve (7030)					
Balance at 09/30/2026	$ -	$ -	$ 3,742,565	$ -	$ 3,742,565
Transfer In from ColoTrust General Fund	$ -	$ -	$ 34,857	$ -	$ 34,857
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 12,747	$ -	$ 12,747
Balance at 10/31/2026	$ -	$ -	$ 3,790,169	$ -	$ 3,790,169
Water Capital (7031)					
Balance at 09/30/2026	$ -	$ -	$ 1,105,251	$ -	$ 1,105,251
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 3,760	$ -	$ 3,760
Balance at 10/31/2026	$ -	$ -	$ 1,109,011	$ -	$ 1,109,011
TDS Surcharges (7032)					
Balance at 09/30/2026	$ -	$ -	$ 1,755,143	$ -	$ 1,755,143
Transfer In from ColoTrust General Fund	$ -	$ -	$ 98,556	$ -	$ 98,556
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 6,014	$ -	$ 6,014
Balance at 10/31/2026	$ -	$ -	$ 1,859,714	$ -	$ 1,859,713
2020 Bond-TDS Project Account (7033)					
Balance at 09/30/2026	$ -	$ -	$ 2,085,853	$ -	$ 2,085,853
Interest Income (Avg Monthly Yield: 3.8908%)	$ -	$ -	$ 7,096	$ -	$ 7,096
Balance at 10/31/2026	$ -	$ -	$ 2,092,949	$ -	$ 2,092,949
Total - All ColoTrust Accounts at 10/31/2026	**$ -**	**$ 111,416**	**$ 14,706,290**	**$ -**	**$ 14,817,706**
Total - Wells Fargo and ColoTrust Accounts at 10/31/2026	**$ 167,871**	**$ 383,519**	**$ 56,708,805**	**$ 2,401,751**	**$ 59,661,945**

GOVERNMENTAL FUNDS

General Fund

Parks Fund

CHEROKEE METROPOLITAN DISTRICT

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND - STREET LIGHTS - SUMMARY

For the ten months ended October 31, 2026

UNAUDITED

	2026 Budget	Year to Date	Percent of Budget (YTD 83%)
REVENUE			
Fees	**$ 149,200**	$ 123,068	82%
Interest - *Note 1*	**$ -**	$ 4,232	0%
Total Revenue	**$ 149,200**	$ 127,300	85%
EXPENDITURES			
Lighting-Streets	**$ 164,800**	$ 122,622	74%
Total Expenditures	**$ 164,800**	$ 122,622	74%
EXCESS REVENUE OVER (UNDER) EXPENDITURES	**$ (15,600)**	$ 4,678	
FUND BALANCE - BEGINNING OF YEAR-Estimated	**$ 184,499**	$ 162,588	
FUND BALANCE - End of Reporting Period-Estimated	**$ 168,899**	$ 167,266	

Note 1: Interest earned on the Sweep Investment account from January - October was allocated to the General, Parks, and Golf Course Funds.

CHEROKEE METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

PARKS FUND - SUMMARY

For the ten months ended October 31, 2026

UNAUDITED

	2026 Budget	Year to Date	Percent of Budget (YTD 83%)
REVENUE			
Fees	**$ 228,000**	$ 195,604	86%
Conservation Trust funds	**150,000**	108,107	72%
Interest/Miscellaneous income - *Note 1*	**15,200**	11,846	78%
Total Revenue	**$ 393,200**	$ 315,557	80%
EXPENDITURES			
Parks, Landscape and Open Space	**$ 372,180**	$ 377,774	102%
Capital Outlay	**130,000**	132,011	102%
Total Expenditures	**$ 502,180**	$ 509,785	102%
EXCESS REVENUE OVER (UNDER) EXPENDITURES	**(108,980)**	$ (194,228)	
FUND BALANCE - BEGINNING OF YEAR-Estimated	**$ 378,017**	$ 423,659	
FUND BALANCE - End of Reporting Period-Estimated	**$ 269,037**	$ 229,431	

Note 1: Interest earned on the Sweep Investment account from January - October was allocated to the General, Parks, and Golf Course Funds.

ENTERPRISE/PROPRIETARY FUNDS

Water and Wastewater Fund

Golf Course Fund

CHEROKEE METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE (NON-GAAP BUDGETARY BASIS)

WATER AND WASTEWATER ENTERPRISE FUND - SUMMARY

For the ten months ended October 31, 2026

UNAUDITED

	2026 Budget	Year to Date	Percent of Budget (YTD 83%)
REVENUE			
Sale of Water Services	**$ 8,641,500**	$ 8,427,337	98%
Sale of Wastewater Services	**6,420,000**	5,411,652	84%
Other Operating Revenue	**1,907,740**	1,724,448	90%
Capital Revenue (inc. Water/Wastewater Tap Fees)	**4,616,000**	2,440,202	53%
Interest Income - *Note 2*	**1,250,000**	1,457,471	117%
Miscellaneous Income	**185,000**	431,860	233%
Total Revenue	**$ 23,020,240**	$ 19,892,970	86%
EXPENDITURES			
Water System			
Purchased Water	**$ 25,000**	$ 25,414	102%
Pumping	**930,100**	843,178	91%
Treatment	**219,000**	214,214	98%
Transmission and Distribution	**592,500**	403,901	68%
Employee Benefits and Training	**1,566,200**	1,386,853	89%
Total Water System	**$ 3,332,800**	$ 2,873,560	86%
Wastewater System			
Treatment	**$ 1,514,900**	$ 1,263,801	83%
Collections	**575,000**	354,590	62%
Employee Benefits and Training	**1,811,000**	1,411,116	78%
Total Wastewater system	**$ 3,900,900**	$ 3,029,507	78%
Support Services			
Engineering	**$ 20,000**	$ 18,191	91%
Safety and Technical Services	**247,000**	187,774	76%
Employee Benefits and Training	**1,128,900**	850,678	75%
Total Suppport Services	**$ 1,395,900**	$ 1,056,643	76%
Other			
General and Professional	**$ 2,106,470**	$ 1,625,719	77%
Capital Expenditures	**22,091,400**	8,272,947	37%
Debt Principal Payments	**1,804,000**	1,778,069	99%
Interest and Bond Fees - *Note 1*	**1,292,000**	1,093,597	85%
Total Other	**$ 27,293,870**	$ 12,770,332	47%
Total Expenditures	**$ 35,923,470**	$ 19,730,043	55%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**$ (12,903,230)**	162,928	
FUND BALANCE - BEGINNING OF YEAR-Estimated	**$ 46,387,764**	$ 41,638,554	
FUND BALANCE - End of Reporting Period-Estimated	**$ 33,484,534**	$ 41,801,482	

Note 1: Bond Interest accrued from Jul 2025 - Dec 2025 on all bonds and loans totaling $781,249.50 was expensed when the 2025 fiscal year was closed in our accounting system in August.

Note 2: Interest earned on the Sweep Investment account from January - October was allocated to the General, Parks, and Golf Course Funds.

CHEROKEE METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE (NON-GAAP BUDGETARY BASIS)

GOLF COURSE FUND - SUMMARY

For the ten months ended October 31, 2026

UNAUDITED

	2026 Budget	Year to Date	Percent of Budget (YTD 83%)
REVENUE			
Operating Revenue	**$ 1,466,000**	$ 1,552,558	106%
Resale	**405,000**	451,140	111%
Other - *Note 1*	**34,200**	55,886	163%
Total Revenue	**$ 1,905,200**	$ 2,059,583	108%
EXPENDITURES			
Pro Shop/Grill	**$ 44,000**	$ 42,902	98%
Employee Benefits and Training-Pro Shop/Grill	**404,500**	388,521	96%
Course Maintenance	**219,000**	164,016	75%
Employee Benefits and Training-Maintenance	**339,950**	278,377	82%
Resale Expense	**271,000**	344,422	127%
General and Administrative	**303,137**	268,392	89%
Capital Expenditures	**63,000**	25,237	40%
Total Expenditures	**$ 1,644,587**	$ 1,511,866	92%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**$ 260,613**	$ 547,717	
FUND BALANCE - BEGINNING OF YEAR-Estimated	**$ 1,357,157**	$ 1,936,524	
FUND BALANCE - End of Reporting Period-Estimated	**$ 1,617,770**	$ 2,484,241	

Note 1: Interest earned on the Sweep Investment account from January - October was allocated to the General, Parks, and Golf Course Funds.

CAPITAL SCHEDULE - ALL FUNDS

CHEROKEE METROPOLITAN DISTRICT

2026 CAPITAL SCHEDULE - ALL FUNDS

FUND/DEPARTMENT	2026 Budget	Previous Months' Costs	October Costs	2026 Costs to Date	Over/(Under) Budget
PARKS FUND:					
Eastridge Ballfields Infield Rebuild	$ 85,000	$ -	$ -	$ -	$ (85,000)
Plower Court Erosion Mitigation	$ 40,000	$ 34,961	$ -	$ 34,961	$ (5,039)
Eastridge 4" Backflow Project	$ -	$ 89,147	$ -	$ 89,147	$ 89,147
Fredericksburg Park Slide Replacement	$ -	$ 7,903	$ -	$ 7,903	$ 7,903
Total - PARKS FUND	**$ 125,000**	**$ 132,011**	**$ -**	**$ 132,011**	**$ 7,011**
GOLF COURSE FUND:					
Pro Shop Expansion	$ 50,000	$ 11,550	$ -	$ 11,550	$ (38,450)
Tee Line Improvements	$ 13,000	$ 6,324	$ -	$ 6,324	$ (6,676)
Fertilizer Pump	$ -	$ 7,363	$ -	$ 7,363	$ 7,363
Total - GOLF COURSE FUND	**$ 63,000**	**$ 25,237**	**$ -**	**$ 25,237**	**$ (37,763)**
WATER/WASTEWATER FUND					
WATER DIVISION:					
Tamlin Tank 5 Site Development	$ 6,000,000	$ 379,579	$ 545,978	$ 925,557	$ (5,074,443)
Possible Land Acquisition	$ 2,750,000	$ 407,872	$ -	$ 407,872	$ (2,342,128)
Replacement Plan	$ 2,400,000	$ 7,354	$ -	$ 7,354	$ (2,392,646)
PFAs Treatment Facility Design	$ 2,200,000	$ 798,916	$ 337,017	$ 1,135,932	$ (1,064,068)
Poleson Well Final Closing	$ 1,000,000	$ 764,385	$ -	$ 764,385	$ (235,615)
Ellicott 30" Land Acquisition/Peterson Casing	$ 952,000	$ 280,586	$ 49,447	$ 330,034	$ (621,966)
Ellicott Highway Lowering	$ 820,000	$ 812,631	$ -	$ 812,631	$ (7,369)
PFAs Facility-Pipeline Connection	$ 500,000	$ 57,460	$ 36,423	$ 93,883	$ (406,118)
Distribution System Valve Replacements	$ 290,200	$ 301,975	$ -	$ 301,975	$ 11,775
Fleet Vehicle Replacements	$ 150,000	$ 136,740	$ -	$ 136,740	$ (13,260)
Towable LED Light Tower	$ 19,200	$ 16,500	$ -	$ 16,500	$ (2,700)
Well Rehab Phase 3	$ 150,000	$ 1,840	$ 34,780	$ 36,620	$ (113,380)
Omaha Rd Water Line Replacement	$ 120,000	$ 7,380	$ -	$ 7,380	$ (112,620)
Pressure-sustaining Valves-North Well Field	$ 120,000	$ 93,195	$ -	$ 93,195	$ (26,805)
Galley Rd/Ford St Hydrant Replacement/Relocation	$ 15,000	$ -	$ -	$ -	$ (15,000)
Well 22 (2025 Project)	$ -	$ 91,313	$ -	$ 91,313	$ 91,313
El Paso County Permits & Fees	$ -	$ 167,555	$ 7,021	$ 174,576	$ 174,576
Water Meters-Utility Billing	$ -	$ 17,125	$ -	$ 17,125	$ 17,125
Sundance AR-1 Well Upgrade	$ -	$ 12,792	$ -	$ 12,792	$ 12,792
Total - WATER DIVISION	**$ 17,486,400**	**$ 4,355,198**	**$ 1,010,664**	**$ 5,365,862**	**$ (12,120,538)**
WASTEWATER RECLAMATION FACILITY (WRF):					
Bioreactor Covers	$ 3,500,000	$ 2,366,382	$ 173,456	$ 2,539,838	$ (960,162)
Additional RIBS Trenches	$ 400,000	$ 63,552	$ -	$ 63,552	$ (336,448)
RIBs Control Upgrades	$ 150,000	$ -	$ -	$ -	$ (150,000)
EQ Basin Closing	$ 120,000	$ -	$ -	$ -	$ (120,000)
Bioreactor Floating Scum Skimmers	$ 80,000	$ -	$ -	$ -	$ (80,000)
Fleet Vehicle Replacements	$ 45,000	$ 45,190	$ -	$ 45,190	$ 190
Solids Handling-Screw Press (2025 Project)	$ -	$ 87,453	$ -	$ 87,453	$ 87,453
Total - WRF	**$ 4,295,000**	**$ 2,562,576**	**$ 173,456**	**$ 2,736,032**	**$ (1,558,968)**
COLLECTIONS:					
Terminal Lift Station Alternatives Analysis	$ 100,000	$ 49,098	$ -	$ 49,098	$ (50,903)
LS1 Headworks Gate Valves & Actuators	$ 60,000	$ 66,795	$ -	$ 66,795	$ 6,795
Total - COLLECTIONS	**$ 160,000**	**$ 115,893**	**$ -**	**$ 115,893**	**$ (44,107)**
ADMIN/FINANCE					
Accounting Software Setup	$ 90,000	$ 14,081	$ -	$ 14,081	$ (75,919)
Board Room Renovation	$ 30,000	$ 11,622	$ 1,291	$ 12,913	$ (17,087)
Engineering/Office Pool Vehicle	$ 30,000	$ 28,165	$ -	$ 28,165	$ (1,835)
Total - ADMIN/FINANCE	**$ 150,000**	**$ 53,868**	**$ 1,291**	**$ 55,159**	**$ (94,841)**
Total - WATER/WASTEWATER FUND	**$ 22,091,400**	**$ 7,087,535**	**$ 1,185,411**	**$ 8,272,946**	**$ (13,818,454)**
TOTAL DISTRICT CAPITAL - ALL FUNDS	**$ 22,279,400**	**$ 7,244,783**	**$ 1,185,411**	**$ 8,430,194**	**$ (13,849,206)**

LONG-TERM OBLIGATIONS SCHEDULE

CHEROKEE METROPOLITAN DISTRICT

LONG-TERM OBLIGATIONS SCHEDULE

	Principal Balance at January 1, 2026	Additions	Deductions	Principal Balance at October 31, 2026	Remaining Principal Amounts Due 2026
Business-Type Activities:					
2006 CWRPDA Note	$ 1,917,626	$ -	$ 901,888	$ 1,015,738	$ -
2012 CWRPDA Note	1,126,319	-	131,181	995,138	-
2006 Note Issuance Discount	(1,228)	-	-	-	-
Total CWRPDA Notes	$ 3,042,717	$ -	$ 1,033,069	$ 2,010,876	$ -
2020 Revenue Bonds	$ 38,755,000	$ -	$ -	$ 38,755,000	$ -
2021A Revenue Bonds	6,070,000	-	315,000	5,755,000	-
2021B Revenue Bonds	6,410,000	-	430,000	5,980,000	-
2020 Bond Issuance Premium	4,504,435	-	-	-	-
2021 A&B Issuance Premium	(294,085)	-	-	-	-
Total Revenue Bonds	$ 55,445,350	$ -	$ 745,000	$ 50,490,000	$ -
Total - Business-type activities long-term liabilities	**$ 58,488,067**	**$ -**	**$ 1,778,069**	**$ 52,500,876**	**$ -**

CHEROKEE METROPOLITAN DISTRICT
RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF CHEROKEE METROPOLITAN DISTRICT CONSOLIDATING COLOTRUST ACCOUNTS

WHEREAS, the Cherokee Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado, operating pursuant to the Special District Act, C.R.S. §§ 32-1-101, *et seq*.; and

WHEREAS, Section 32-1-1001(h), C.R.S., empowers the Board of Directors of the District (the "Board") to manage, control and supervise the business and affairs of the District; and

WHEREAS, the Board has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, it is necessary for the District to manage its funds through appropriate accounts with banking institutions; and

WHEREAS, the District currently utilizes COLOTRUST, a statutory trust organized and existing under the laws of the state of Colorado intended solely for use by Colorado local governments. COLOTRUST provides local governments with a convenient method for investing in high-quality, short to medium term securities chosen to provide for safety and liquidity while prioritizing interest earnings; and

WHEREAS, the District currently has eight accounts with COLOTRUST; and

WHEREAS, four of the COLORTRUST accounts were created by previous Boards, apparently to fund specific capital projects and are identified as follows:

a. ColoTrust WWTF Reserve (7026) (Opened before December 2011)
b. ColoTrust 5% Construction Fund (7026) (Opened before December 2011)
c. ColoTrust 7% Capital Reserve (7030) (Opened February 2018)
d. ColoTrust Water Capital (7031) (Opened October 2019)

(collectively, the "Board-Designated Accounts"); and

WHEREAS, the Board-Designated Accounts have not been used for any project in the last 10 years and have continued to accumulate funds; and

WHEREAS, the Board desires to consolidate the Board-Designated Accounts into one COLOTRUST account.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cherokee Metropolitan District, El Paso County, Colorado:

1. COLOTRUST Accounts. The District currently maintains the appropriate and necessary investment accounts with COLOTRUST, Colorado.

2. Account Consolidation. The Board hereby directs that the Board-Designated Accounts be consolidated into one unrestricted COLOTRUST account entitled "Water Treatment Facility Account" to be used for the District's water treatment facility capital project.

3. Cancellation of Automatic Transfers. All automatic transfers currently in place with the Board-Designated Accounts are directed to be cancelled immediately.

4. Short Term Certificates of Deposit. The Board directs staff to utilize COLOTRUST's short term Certificates of Deposit program to maximize the amount of interest earned on funds being held in the Water Treatment Facility Account until needed.

5. Effective Date. The provisions of this Resolution shall take effect immediately.

ADOPTED this 17th day of October, 2026.

CHEROKEE METROPOLITAN DISTRICT

By: _____
Danial Wall, President

ATTEST

_____
Jeff Bandy, Secretary

CERTIFIED COPY OF RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHEROKEE METROPOLITAN DISTRICT AUTHORIZING THE PURCHASE OF REAL AND PERSONAL PROPERTY AND NAMING PERSONS AUTHORIZED TO EXECUTE NECESSARY DOCUMENTS

STATE OF COLORADO)
COUNTY OF EL PASO)
CHEROKEE METROPOLITAN DISTRICT)

The Board of Directors of the Cherokee Metropolitan District, El Paso County, Colorado, held a regular meeting at 5:30 p.m., on Tuesday, November 17, 2026 at 6250 Palmer Park Blvd., Colorado Springs, Colorado 80915.

The following members of the Board of Directors were present, constituting a quorum:

Danial Wall, President
Jeff Bandy, Secretary
Kim Hale, Treasurer
Jeremy Atkinson, Director
Dolly Letriz, Director

Thereupon there was introduced the following resolution:

CHEROKEE METROPOLITAN DISTRICT
RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, AUTHORIZING THE PURCHASE OF REAL AND PERSONAL PROPERTY AND NAMING PERSONS AUTHORIZED TO EXECUTE NECESSARY DOCUMENTS

WHEREAS, Cherokee Metropolitan District (the "**District**") is a quasi-municipal corporation and a political subdivision of the State of Colorado, formed pursuant to the Special District Act, § 32-1-101, *et seq*., C.R.S.; and

WHEREAS, the District's Board of Directors (the "**Board**") is the governing body of the District, and pursuant to § 32-1-1001(1)(f), C.R.S., the Board has the authority to purchase real property.

NOW THEREFORE, be it resolved by the Board of Directors of the Cherokee Metropolitan District, El Paso County, that:

1. The Board hereby authorizes acceptance of a Special Warranty Deed and Bill of Sale from the Cimarron Hills Fire Protection District ("**Seller**") for property described as:

Lots 1, 2 and 3
Water Tower Subdivision
El Paso County, Colorado
recorded at Reception No. 97117562 on October 6, 1997

Also known as:1835, 1845 and 1855 Tuskegee Pl, Colorado Springs, Colorado
(the "**Property**").

2. Danial Wall, as President of the Board, is authorized to execute and deliver such instruments affecting title to the Property in connection with the purchase of the Property by the District, in accordance with all agreed terms and conditions of the Contract to Buy and Sell Real Estate, dated August 19, 2026, including without limitation, accepting the Special Warranty Deed and accepting a Bill of Sale for tangible personal property.

3. The Board hereby authorizes an expenditure of One Million Eight Hundred Thousand Dollars ($1,800,000) for the purchase of the Property. Said purchase is hereby authorized.

4. The Board authorizes payment of all Closing Costs and title policy fees, as outlined in the Contract to Buy and Sell Real Estate.

5. The Board further authorizes Danial Wall and/or General Manager Kevin Brown to take any additional actions and sign any additional documents which are reasonably necessary to effectuate and perform the transaction.

6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

7. The provisions of this Resolution shall take effect upon its adoption.

ADOPTED AND APPROVED this 17th day of November, 2026.

CHEROKEE METROPOLITAN DISTRICT

By: _____
Danial Wall, President

ATTEST:

By: _____
Jeff Bandy, Secretary

CHEROKEE METROPOLITAN DISTRICT
STATE OF COLORADO
EL PASO COUNTY

I, Jeff Bandy, certify that I am a Director and the duly elected and qualified Secretary of the Board of Directors of Cherokee Metropolitan District, and that the foregoing constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a regular meeting of the Board of Directors of the Cherokee Metropolitan District held on November 17, 2026, at 6250 Palmer Park Blvd., Colorado Springs, Colorado, as recorded in the official record of the proceedings of the District; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

_____
Jeff Bandy, Secretary

Cherokee Metropolitan District

Change Order

No. 1

Date of Issuance October 27th 2026 Effective Date: October 30th 2026

Project: Tamlin Tank 5	Owner's Contract No.: Tamlin Tank 5
Contract: Construction Contract for 3MG water storage tank	Date of Contract: 22July2025
Contractor: DN Tanks Incorporated	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

DN Tanks will emplace the 3MG water tank starting in April of 2027. This change order voids the August 4th contract cost escalation of $192,517. Original plan had tank being constructed by end of 2026 but permitting requirements moved the possible construction start date.

Attachments (list documents supporting change):

DN Tank escalation cost

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ **3,021,500.00**

Contract with Prior Approved Change Orders:

$ _____

This Change Order is an

[Increase] [Decrease] of:

$ **152,187.20**

New Contract Amount: $ **3,173,687.20**

CHANGE IN CONTRACT TIMES:

Original Contract Time:

Substantial Completion: November 2026

Final Payment Date: December 2026

[Increase] [Decrease] [No Change]:

Substantial Completion: June 2027

Final Payment Date: August 2027

RECOMMENDED:	APPROVED	ACCEPTED
BY: Brandon Zembles	BY: _____	BY: _____
Water Resource Engineer	Owner's General Manager	Contractor or Consultant

BUILT
FOR THE FUTURE

October 27th, 2026

Brandon Zembles, EIT
Water Resource Engineer
Cherokee Metropolitan District
6250 Palmer Park Blvd.
Colorado Springs, CO 80915

RE: Cherokee Metro Tank 5 – 2027 tank construction and associated escalation costs

Hi Brandon,

As a follow-up to our previous conversations, the project is still working through formal approval with the City of Colorado Springs to finalize the building permit with PPRBD. Given the cold weather anticipated based on historical temperatures, conditions will not be conducive to tank construction this year, and tank construction will be pushed to 2027.

Based on most recent coordination meetings with Cherokee Metro and Glacier Construction, DN will mobilize to start tank construction in late March or April 2027, depending on weather conditions and the schedule for the tank pad prep by Glacier. As a result of this revised tank schedule, DN will incur escalation costs to start and complete our work in 2027. These market-driven escalations include:

- Labor and equipment
- Concrete, steel, and other miscellaneous tank material escalations and associated fuel charges from suppliers
- Subcontractor escalations for crane, rebar install, concrete pumping, and quality control testing.

Cost - $138,352.00

Markup 10% - $13,835.20

Total Cost - $152,187.20

The amount requested above will replace the requested escalation and re-mobilization costs from our August 4th letter.

Please let me know if you have any questions or would like to discuss this matter further.

Regards,

Marc Bliven
Project Manager

BUILT
FOR THE FUTURE

Void

August 4th, 2026

Brandon Zembles, EIT
Water Resource Engineer
Cherokee Metropolitan District
6250 Palmer Park Blvd.
Colorado Springs, CO 80915

RE: Cherokee Metro Tank 5 – 2026/2027 tank construction schedule and associated escalation costs

Hi Brandon,

As a follow up to our previous conversations, and as the project is working through approval from City of Colorado Springs to finalize building permit and easement agreements for access, we cannot complete the tank in 2026 as originally planned based on the anticipated mobilization date of September.

As an alternative, we discussed DN mobilizing this fall to complete the under slab encasements and place the floor. Once the floor is placed, this would allow Glacier to continue with tie ins and other scopes of work in 2026 and DN would re-mobilize in March/April 2027 to complete tank construction. Below is the cost for this anticipated scenario of pushing the majority of tank construction to 2027.

Costs include

- 2% labor escalation for 2027 work (excludes labor for floor construction)
- Winter protection of slab (concrete blanket material, labor install, removal)
- Additional 3 weeks of project overhead due to inefficiency of work. (Lack of concurrent work & additional mob/demob time)
- Crew, support equipment, and material re-mobilizations

Cost - $175,015

Markup 10% - $17,502

Total Cost - $192,517

Schedule
DN will mobilize to complete floor construction between mid- September to early October based on current crew availability. We anticipate completing underslab encasements and floor construction within 4 weeks.

We will re-mobilize in March/April 2027, weather pending and crew availability to complete tank construction. We will need 20 weeks to complete the tank from our mobilization date in 2027.

Please let me know if you have any questions or would like to discuss this matter further.

Void

Cherokee Metropolitan District

Change Order

No. 1

Date of Issuance August 19th 2026 Effective Date: August 6th 2026

Project: Tamlin Tank 5	Owner's Contract No.: Tamlin Tank 5
Contract: Construction Contract for 3MG water storage tank	Date of Contract 22July2025
Contractor: DN Tanks Incorporated	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

DN Tanks will emplace the 3MG water tank's floor in September-October 2026. DN has to halt work through the winter and finish the construction of tank 5 in March-April 2027

Attachments (list documents supporting change):

DN Tank escalation cost

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ **3,021,500.00**

Contract with Prior Approved Change Orders:

$

This Change Order is an

[Increase] [Decrease] of:

$ **192,517.00**

New Contract Amount: $ **3,214,017**

CHANGE IN CONTRACT TIMES:

Original Contract Time:

Substantial Completion: November 2026

Final Payment Date: December 2026

[Increase] [Decrease][No Change]:

Substantial Completion: April 2027

Final Payment Date: May 2027

RECOMMENDED:	APPROVED	ACCEPTED
BY: Brandon Zembles	BY: Kevin Brown	BY:
Water Resource Engineer	Owner's General Manager	Contractor or Consultant

Cherokee Metropolitan District

Change Order

No. 10

Date of Issuance 11/17/26 Effective Date: 11/17/26

Project: Lift Station LS1 Additions	Owner's Contract No.:
Contract: CMD LS1 Additions	Date of Contract:
Contractor: Rice Lake West	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:
Shared savings of remaining contract costs

Attachments (list documents supporting change):

RLW proposed CO #10

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$310,080.00

Contract with Prior Approved Change Orders:

$ 5,388,748.61

This Change Order is an

Decrease of:

$ -117,071.69

New Contract Amount: $ 5,271,676.92

CHANGE IN CONTRACT TIMES:

Original Contract Time:

Substantial Completion: _____

Final Payment Date: _____

[Increase] [Decrease][No Change]:

Substantial Completion: _____

Final Payment Date: _____

RECOMMENDED:	APPROVED	ACCEPTED
BY: Troy Slocum	BY: _____	BY: _____
_____	_____	_____
District Engineer	Owner's General Manager	Contractor or Consultant

RICE LAKE WEST
A WBG COMPANY

651 Corporate Circle
Suite 108
Golden, CO 80401
303-980-8233
rlwest.org

GOLDEN | WATERTOWN | FARGO

Change Order Proposal#0010

September 8, 2026

Jeff Munger
Cherokee Metropolitan District
6250 Palmer Park Blvd, Colorado Springs, CO 80915

RE: Shared Savings
Project No.: 22-06
COP No.: 010

Subject: Shared Savings of Remaining Contract Costs.

Dear: Troy Slocum,

Rice Lake West is proposing a deductive change order to reconcile the remaining unspent cost of the Contract GMP. There is currently $195,119.49 of unbilled cost in the current GMP. With a 60% shared savings Rice Lake West is reducing the contract total by $117,071.69.

If you have any questions, please contact me at (303) 746-3710.

Sincerely,

Rice Lake West

Joe Giron
Project Manager

RICE LAKE WEST
A WBG COMPANY

221 Corporate Circle, Suite D
Golden, CO 80401

CHANGE ORDER PROPOSAL

PROJECT #: 22-06
PROJECT NAME: CMD Lift Station 1B
DATE: 9/8/2026
COP: 10

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE TOTAL
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	
Final Project Cost Split				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Remaining Cost is $195,119.49				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
60% Deduction	1.00	LS		$ -	$0.00	$ (117,071.69)	($117,071.69)	$ -	$ -	$ (117,071.69)
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
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				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ -
Sales Tax	1.00	ea	0.000%							$ -
		Totals		$ -	$ -		$ (117,071.69)	$ -	$ -	**$ (117,071.69)**
									Total Change Order Proposal Request	**$ (117,071.69)**

Days Requested TBD

CHEROKEE METROPOLITAN DISTRICT
RESOLUTION 2026-13

A RESOLUTION OF BOARD OF DIRECTORS FOR THE CHEROKEE METROPOLITAN DISTRICT EXPRESSING THE INTENT OF THE DISTRICT TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE CONSTRUCTION OF PFAS WTF PROJECT IMPROVEMENTS

WHEREAS, the Cherokee Metropolitan District (the "Issuer") is a duly and regularly created, established, organized, and existing Title 32 special district, and existing as such under and pursuant to the constitution and laws of the State of Colorado (the "State"); and

WHEREAS, the members of the Board of Directors of the Issuer (the "Board") have been duly appointed and qualified; and

WHEREAS, it is the current intent of Issuer to construct certain capital improvements of the Issuer related to the construction of a PFAS Water Treatment Facility (the "Project"); and

WHEREAS, the Issuer has determined that it is in the best interest of the Issuer to finance the Project through one of the following options (i) by the issuance of revenue bonds of the Issuer; (ii) obtaining state, local or Federal grants and loans; or (iii) by any other means legally available to the Issuer; and

WHEREAS, the Board has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the Issuer arranges for the specific financing of such Project; and

WHEREAS, it is the Issuer's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), it is the Issuer's desire that this resolution shall constitute the "official intent" of the Board to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO:

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the Board of Directors and the officers, employees and agents of the Issuer directed toward the Bonds is hereby ratified, approved and confirmed.

Section 2. The Issuer intends to finance approximately Fifty Million Dollars ($50,000,000) to pay the costs of the Project, including the reimbursement of certain costs incurred by the Issuer prior to the receipt of any proceeds of a financing, upon terms acceptable

to the Issuer, as authorized in a resolution to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith.

Section 3. The officers, employees and agents of the Issuer shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution.

Section 4. The officers and employees of the Issuer are hereby authorized and directed to take all action necessary or appropriate to effectuate the provision of this resolution.

Section 5. The Issuer shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

Section 6. This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation §1.150-2

Section 7. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 8. All acts, orders and resolutions of the Issuer, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 9. The resolution shall be in full force and effect upon its passage and approval.

[Signature Page Follow]

APPROVED AND ADOPTED this 17th day of November, 2026.

CHEROKEE METROPOLITAN DISTRICT

By: _____
Danial Wall, President

ATTEST

_____
Jeff Bandy, Secretary

CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-1721

Telephone: (719) 597-5080 Fax: (719) 597-5145

General Manager's Report

November 13, 2026

Prepared for the CMD November 17, 2026 Board Meeting

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Summary

It is inauspicious to describe any period of time at a utility as "quiet" or "uneventful" but aside from a few major projects, the past few weeks have been rote. Despite this things have remained busy with the 2027 budget and interviews for several open positions. The 2027 budget is summarized in its own section but the hiring efforts are proceeding well and I look forward to welcoming new members to the Cherokee team.

Water demand has declined dramatically and October was the first month of 2026 to have below-average deliveries. This has given the team welcome flexibility to work on deferred maintenance projects including the wells 11 and 12 electrical upgrades. The mild temperatures have pushed back sprinkler blow outs but the parks team will be starting them next week followed by golf later in the month.

The only major problem over the past few weeks has been the rapid infiltration basins (RIBS). Despite recent cleanings and repairs, infiltration rates have dropped and the system has come dangerously close to capacity at times. The accelerated previously planned work to dig more rock trenches in the final basin in order to restore infiltration capacity. This work is ongoing but some other preparatory work on the site has improved conditions and given the team more flexibility to manage the system. The 2027 budget includes funds to bring in earthmovers to fully replace the top soil layer at least twice.

2027 Budget Next Steps

I'd like to thank the Board for their attention and thoughtful questions during the draft 2027 budget presentation at the end of October. The draft water/wastewater enterprise fund has an 8.8% increase in in operations and maintenance expenses over the 2026 budget, driven primarily by rising equipment replacement costs and labor costs to keep pace with inflation. Electricity costs, administrative expenses, and benefit costs are expected to be slightly lower in 2026. Due to rising expenses and relatively flat revenue, total surplus dropped to 20% of operating revenues.

Capital expenditures on the Cherokee water treatment facility will exceed $40 million and the budget shows a worst case scenario of the project being funded entirely by CMD cash and new debt. In the event competitive grants are received, the amount of debt required can be reduced significantly. Lower debt directly reduces the need for rate increases to cover debt service. The draft budget does not contemplate rate changes but the upcoming rate study is likely to recommend rate increases and possibly a restructuring to ensure that costs are divided equitably between fixed and volumetric rates as well as different customer types. It would be worthwhile to consider study sessions in early 2027 to discuss the team's recommendations.

The draft parks budget focuses on upgrading and replacing maintenance equipment and currently has major capital upgrade projects included. The parks team is planning on continuing smaller scale upgrades including signage, irrigation, trail maintenance, and other projects. The equipment upgrades are among the largest investments CMD has ever made in the parks department and they will draw down the parks fund. The Board directed that increases to the parks fee should be tied to major projects or parks improvements based on Board and community priorities.

The proposed golf budget anticipates major investments in maintenance equipment and an expansion of the pro shop. The course exceeded annual revenue expectations by the first week of October and even if next year only meets expectations, the course will continue to post a significant operational surplus which can be used to fuel further investment and improve the standard of service to the community.

There will be some changes between this draft and the final proposed 2027 budget. General liability insurance is assumed to increase by 11% but the numbers will be updated once the final invoice from the insurance company is delivered at the end of November. There will likely be some small capital projects slated for completion in 2026 which may need to be partially rolled over into 2027. I expect to deliver a revised budget before Thanksgiving.

PFAS Treatment Facility Public Meeting

Many of the grants and loans Cherokee is apply for to build the PFAS treatment plant require that the District host a public meeting after a public notice period. The deadline for grant applications is January 5th, 2027 and a public notice must be posted in a newspaper for at least 30 days. Assuming the public posting is made shortly after the Board meeting, the window for the public meeting would be between December 19th and January 4th. This unfortunately coincides with the holidays and we can discuss whether Board members are available to attend.

The meeting must at a minimum discuss the need for the project, project alternatives considered, possible rate impacts, environmental impacts, and construction impacts. At this point, we are planning on having informational posters focusing on different project components with engineering team members and CMD staff present to answer questions. We may bring on the public information expert we signed an MSA with several months ago.

Water Main Break Season Officially Started

As the weather has cooled, water main breaks have started to appear. Two major breaks were found and repaired since the last board meeting and two service lines were repaired in the road. The team was able to limit outages to four hours. Like most main breaks, these were discovered and reported by vigilant citizens.

CHFD Headquarters Building Acquisition

The CHFD building and neighboring lots are scheduled for closing on November 24th. I'm meeting with the group who performed the inspection to discuss the commercial leasing market and explore what types of tenants may be interested. The water team is considering formally designating parking areas and material storage areas post-closing.

2027 Election

Wayne Williams will attend the December 15th Board meeting to go over the election rules and the logistics of this year's election. Ahead of the December meeting, he would like the Board to consider which County and City ballot boxes they would like to request be used for the election alongside the CMD ballot box at the main office.

Major External Meetings

CIDAC

In late October, members of the CMD team and I met with representatives from the Critical Infrastructure Defense Analysis Center (CIDAC) to review CMD's infrastructure and cybersecurity. CIDAC is an agency that examines off base services supporting military installations and works to improve the resiliency and security of those services. We look forward to collaborating with the agency to improve Cherokee's systems.

Major Projects

PFAS Treatment Project

Since the 60% design was delivered last month, the project is moving quickly. Colorado Department of Public Health and Environment review has started and El Paso County 1041 review could head to the County Commission as early as December. Though delays on some deliverables may push consideration to January. The team has been working to coordinate land access and contractors to complete the environmental impact assessment, a key document required to apply for funding in January. The CMAR contractor is delivering the 60% cost estimate shortly after the November Board meeting and seeking more detailed quotes has helped identify long-lead time items and identify parts of the current plans and specifications which may be difficult to build.

The pipeline component of the project is moving quickly though there are fewer regulatory requirements for underground infrastructure. Recent reports have finalized pressure surge conditions and pressure reducing valve settings. The team was able to balance fire flow capacity with water age in the pipeline south to Ellicott School and Ellicott Springs and the final design will proceed.

Tank 5

Construction on the tank site is well under way. The access road and initial grading are complete and work on site piping and foundation will be started in the next few weeks. The project will go into hibernation over the winter before tank construction starts next spring.

Rate Study

The rate study project is progressing and the Carollo team has finished their initial rate analysis and revenue requirement model. For the CMD team, it's been a useful gather all rate types for regular customers and bulk customers in one place to compare. The team has found some gaps in older CMD records but they are collaborating with the Cherokee team to fill them.

Bioreactor Covers

The bioreactor covers project is nearly complete. An initial walkthrough is schedule for November 16th with engineer's walkthroughs scheduled for the following week. The number of issues identified in the coming weeks will dictate the final completion schedule.

Major Policy Changes

Employee Handbook (Pending)

There were no major policy changes in the past month but it's almost time for annual revisions to the employee handbook. The team is working on tightening language in the vehicle use policy, travel reimbursement policy, and some time and attendance policies to better align them with the new timeclock system.

CHEROKEE METROPOLITAN DISTRICT

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Water and Systems Specialists Report for November

November 12, 2026

As I write this it doesn't feel like November, but as freezing weather approaches my team is switching from a focus on large projects and into more of an emergency readiness/preparedness footing. Checking tires, changing windshield wipers, verifying portable pump function, assuring our operators are trained and equipped, and making sure repair supplies are stocked. While we prepare for the worst, however, we do our best not to lose sight of the fact that how we prepare for 2027 over the next few weeks will set us up for success as the Water Treatment Facility starts construction.

I am pleased to report on the status of ongoing issues and outstanding projects being performed and monitored by the water department this month. The status of our outstanding projects is as follows:

Outstanding Water Projects

- **PFAS Water Treatment Facility Design –** As the permitting process is underway and we work with our engineering and construction partners to finalize our plans and select vendors, my team has been involved and offering insight into how to assure the best successful launch for the facility.
- **PFAS Facility Pipeline Redirection –** We are operating in a support role to Engineering at this point in the process.
- **Lead and Copper Rule Improvements (LCRI) planning –** The next two milestones in the federal Lead and Copper Rule are November 1, 2027. At that point, we will have to submit our initial inventory of connections from our system to the customers and start working with all schools and licensed childcare facilities in the District to determine the extent of Lead in our system. While we are certain the system itself is lead-free, the LCRI program requires we prove it. In the new year you will see more about our progress on this front.
- **Tank 5 Construction –** With permitting and easement acquisition in place, the initial groundwork on Tank 5 is underway. When finished, the Tamlin Road site will more closely resemble the Peterson and Battle Mountain site (Tanks 2 & 4). Additionally, the completion of Tank 5 next year will allow us to do comprehensive maintenance of Tank 3, which due to its position in the system has not been possible for several years.
- **Sundance Operation and Maintenance –** To help offset some of the high flows from the summer, and to prepare the team for what to expect from a more conventional facility, we have been running Sundance and its two connected wells in the mindset that it is a full facility. At present the system is operating well and the operators who have been placed in that area are gaining vital knowledge they will be able to apply as the PFAS facility goes live.
- **Well 11 and 12 VFD upgrades –** As part of our ongoing initiative to improve our flexibility to deliver water to the district, we planned the upgrading of wells 11 and 12 from 'soft start' systems to Variable Frequency Drive (VFD) systems in the FY26 capital budget. At the time of writing, the conversion of well 11 is mostly complete (a misunderstanding on the contractor's part created a non-critical issue that needs to be resolved) and we have started on well 12's upgrade. By end of year both should be fully complete. We only rely on these over the summer, but my team will be putting them through test runs over the winter to make sure they are ready for use when we need them.
- **Qualified Electrical Worker Training –** This past week our Qualified Electrical Worker trainees have completed all aspects of the curriculum and have been designated as primary or secondary technicians. The number of employees able to work in energized panels has increased just as our workload will be increasing, so Kevin and Kaila's foresight in this was timely.

Line Breaks

- On November 2nd at 7pm, we have a main break at 7270 Watonga Ct. Eleven houses were affected. Service was restored at 10:30pm.

Thank you,

Matthew Mevis, CAPM, CWP
Water Supervisor and Operator in Responsible Charge

CHEROKEE METROPOLITAN DISTRICT

Water Reclamation Facility

19174 Drennan Rd., Colorado Springs, CO 80928
Telephone: (719) 259-1155

To: Board of Directors, Cherokee Metropolitan District
From: Adam Keeney, Interim Wastewater Manager

November 2026 Wastewater Monthly Report

October 2026 Effluent Results

	TSS	BOD	TIN (Total Inorganic Nitrogen)	Total Coliform
Permit Limit	30	30	10	Report
001A Effluent	0.3	1.40	1.04	0

- By the numbers:
    - A total of 69.462 million gallons of wastewater were treated.
    - On average, 2.241 MGD (million gallons per day)

    - TDS Levels
        - Influent – 606 mg/L
        - Effluent – 336 mg/L
        - Well C – 391 mg/L
        - Well D – 423 mg/L

- Operations
    - The team is continually moving forward.
        - 4 operators earned certifications in October.
        - We have 2 potential job openings looking to be filled at the end of the year.
    - Working on the 2027 Budget.
    - Budget has been completed, awaiting approval.
    - Bio 2 is online; Bio 1 is being cleaned and prepared for Covers.
    - Rotating Drum Screen Fine Screen 2 has a seal issue. Waiting for parts.
    - Mixed Liquor feed pump #2 is being repaired by Falcon Environmental.

- Process
    - MBR

- The biological treatment process is doing good.
- Covers on Bio 2 are almost complete and will be swapping to Bio 1
- Covers on Bio 2 are complete;
- Covers on Bio 1 are in the process; Completion date moved up to before Thanksgiving
- New Compressor motor is and is waiting to be installed.

- Reverse Osmosis

  - IDE recommended that we do a Silica CIP. We completed the Silica CIP at the end of January beginning of February. We are waiting for replacement membranes to arrive, allowing us to exchange all membranes from a pressure vessel. The membranes that we remove will be sent to Kurita for flow testing and two of them will get an autopsy. This information will provide valuable information informing Cherokee how often the RO membranes will need to be replaced.
    - The 7 required membranes for one pressure vessel are on-site. We will be swapping them out soon to get the flow testing and autopsy done.
    - Sent out 7 membranes from a pressure vessel from Train 1. We are waiting for the results from the autopsy.
    - Results for autopsy should be ready in the coming weeks.
    - Autopsy results are in, and a meeting is set up to go over results
    - Autopsy results are in; everything looks as expected. We are working with IDE to gather more data before making a decision on how to proceed.

  - Brine System

    - The reevaluation of the Brine System has resulted in needing different pumps. The current pumps are unable to achieve the design flow rate to the furthest evaporation pond; a new type of pump was ordered that should be able to.
      - The first replacement brine pump has been installed. We are waiting for WTG (Water Technology Group) to come down and complete the startup process.

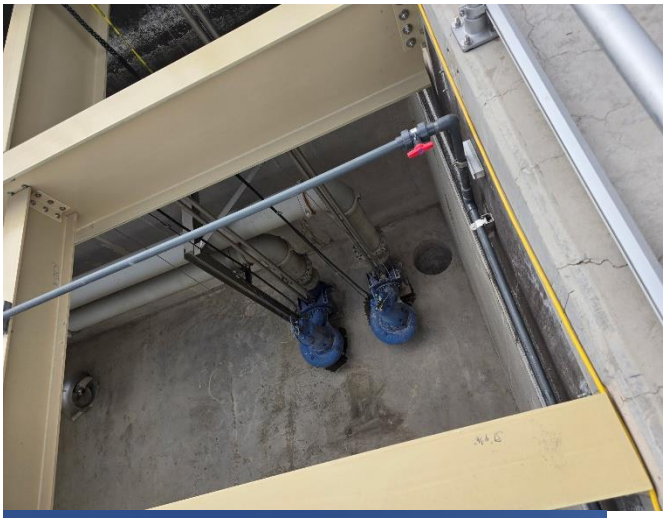
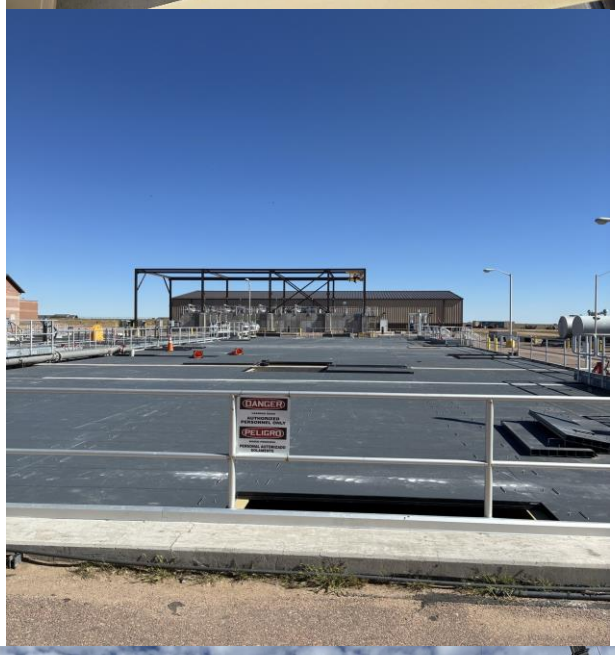
        - A 2nd brine pump has been ordered. Prime controls is working on some programming changes and pressure transmitters.
        - Garney will be redoing the brine piping in the filter building.
        - CMD to complete an acid clean when the above work is completed.
        - Garney has completed the brine piping
        - The 2nd Brine pump is in and installed. Awaiting Prime controls to schedule the programming changes
        - Both Brine pumps are in; Programming changes have been installed. Brine pumps now have multiple modes of operation.

Other Project Updates

- **Solids Handling Improvements**

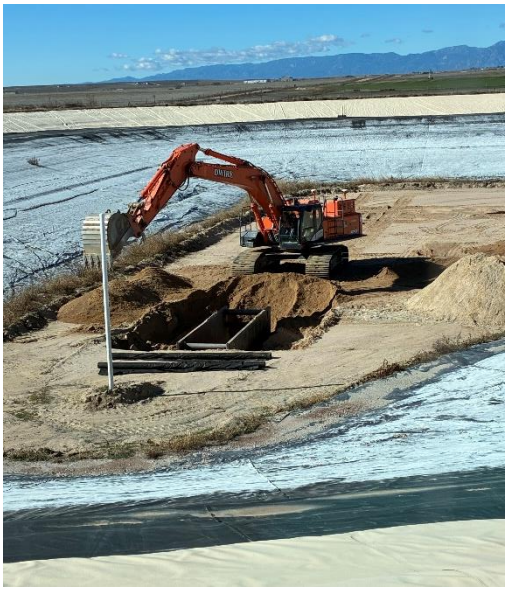
  - The Solids Handling Improvements project is almost completed. There are a couple of items on the warranty list that need to be finished.
    - Warranty work for some programming.
    - Poly pump 3 controller is having issues. A new board has been ordered.
    - Poly pump 3 controller has been replaced under warranty.

- **Bioreactor Covers**
  - The project is moving forward.
  - Moltz is working in Bio 2. We should be ready to swap bioreactors at the end of September.
    - There was some spalling in the pre anoxic zone of Bio 2. Moltz is fixing that.
    - Moltz had a company core a sump in the post anoxic zone of Bio 2.

- 
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DANGER
PELIGRO



- **Rapid Infiltration Basins**
    - RIB 7 is back online.
    - RIB 1 has been cleaned out. DWIRE is starting to install trenches in it.
    - We continue to pump into the demo trenches to make room.
    - Dwire is onsite digging a trench between 10 and 11
    - Trench is complete and we are starting to move water
    - Dwire will start trenching Rib 1 once rock is onsite



- **Industrial Pretreatment**
    - Continuing to work on quarterly and annual inspections.
    - Annual sampling completed in August.
    - Quarterly lab results are in

- **Collections**
    - 75,560 feet of sewer main have been inspected in 2026.
        - The camera van reel needed to be replaced due to some cable damage.
        - Camera van reel has been replaced.
        - New cleaning nozzle has been ordered
    - 103,312 feet of sewer main have been cleaned in 2026.

November 2026 Engineer's Board Report

System Improvement Projects

Water Supply

- PFAS Treatment Facility Design / CMAR – 60% design review workshop held on October 22nd. Comments are being addressed by designer. 90% design scheduled to be completed by end of the year. 1041 permit documentation submitting to County. Comments received to this point are minor. UBSC Board is requesting additional information.
    - CMAR to provide 60% cost estimate and updated Value Engineering options for District evaluation. Early procurement package being created. District will need updated contract with CMAR for early procurement items.
- Pipeline Design for Connection to PFAS – Design is progressing. Right of entry for one parcel is needed before survey and environmental work can be completed. Traffic control for open cut option across SH94 being evaluated as a cost saving option.
- Replacement Plan Wells – Draft request for proposal of design and permitting is completed. RFP is planned to post on BidNet by end of year pending Meridian Metro District comments. Construction of first phase replacement wells anticipated to be Fall of 2027, possibly beginning of 2028 pending permitting process.
- Well 22, Albrecht –Legal descriptions are being updated per District comments.
- Poleson Well Purchase and On-boarding – Water decree for water right has been approved. 72 AFY brought into CMD water portfolio. Export and release of lien on the water right have been approved. A new well will need to be constructed for this water right.

Water Distribution

- Ellicott 30" Pipeline Easement Acquisition- Notice of Intents going to landowners in phased groups through October 16th. This will trigger 90-day period where Landowners can appraise their land at District reimbursement. All Landowners who do not settle on price after the mandated 90 days will be postured to go into condemnation proceedings in 2027.
- Omaha Water Main – Design Request for proposal completed. RFP on hold until budget allows project to proceed.
- Tank 5 (2nd Tamlin tank) – Access Road easement to be finalized by Woodmen Hills. Current schedule has us performing the access road work starting the week of 19 October. Construction of tank to be performed in April 2027. Anticipated substantial completion to be achieved by end of May 2027.
- N. Well Field PRV study– Hydraulic model has been delivered to CMD in the form of EPANET program. PRV replacement may be pushed to Fall of 2027.
- Peterson/Galley Sewer and Water Relocation – El Paso County's culvert emplacement project. Benesch & CO (County's contractor) will acquire new easements and perform line relocation. Timeline of actual relocation work is pending, CMD is reaching out for a planning timeline.
- Palmer Park Blvd Reconstruction Sewer and Water Relocation –Design for affected CMD lines is complete. Timeline of actual relocation work pending, CMD to work with County on contractor coordination.

Wastewater Collections

- Lift Station 1 Additions (LS1B) – Final CO prepared for Board approval. Final payment can be made once CO approved.
- Terminal Lift Station – Review workshop held. Kinley-Horn making updates.

Wastewater Treatment

- Water Reclamation Facility (WRF) Ultra Filtration/Reverse Osmosis (UF/RO) System Addition - Resolving remaining warranty issues and modification of original design of brine pump system. Holding final payment until revised pump system installed, tested, and O&M manuals received.
- RIB maintenance to optimize infiltration rate – Evaluating proposals for basin analysis and suggestions to improve performance.
- WRF Screwpress for Solids handling – Startup completed.
- WRF Bioreactor cover –Punchlist walkthrough scheduled for Nov 16th.

SCADA

- RIB Control Upgrade- Pilot of possible upgrades to RIB valve and basin control system to be installed in house. Controls met with former Wastewater ORC Joshua Watkins and determined that this project will be on hold until late 2027 when the Rajant InstaMesh project is complete. Adding nodes at each pond will help with establishing long-term solutions.
- Safety Audit for Electrical Panels – The Controls Department has started the electrical safety audit to reduce electrical hazards in CMD's Industrial Control Panels. Potential for 3rd party panel audit during Arc Flash study. Controls is in the process of getting quotes.
- Arc Flash Study - Controls is coordinating with safety to get quotes for Arc Flash Study of Well Field.
- Electrical Safety Policy – Controls has been acting as the subject matter expert for the safety department in the creation of the electrical safety policy. Talks have been ongoing with the safety department.
- Cybersecurity – Controls Department has been in contact with Schriever Space Force Base as well as the Department of Homeland Security Cybersecurity and Infrastructure Security Agency (CISA) to schedule a cybersecurity audit of the network. Graymatter has finished doing the network mapping, we are just waiting on the AutoCAD file. Once we have this map we can move forward with audit processes.
- Rajant InstaMesh- Controls is looking to move the SCADA network to an encrypted mesh network. This would give redundant internet to every site, and would also allow for cameras at every well. We received a budgetary estimate which was submitted to the CIRES funding working group. They are working on finding funding for the project. Graymatter is anticipated to proceed with a Pilot Study early 2027.
- Schriever Space Force Base On Signal Project- Controls Department is in contact with the engineering team at SSFB as well as with Siemens, the Base's controls integrator. SSFB to provide the CMD PLC with an on signal when water is requested. This way no access will be required to the restricted area at SSFB. Action on Cherokee to answer questions regarding current signal.
- VFD & Electrical Rehab for Well 11/12 - Electric Service has gotten well 11 into condition to run in hand for monthly samples. They are currently on route to get well 12 into the same condition by December 4th. After which the wells will have remaining circuitry finished including auto controls and heaters.
- Wells 1 and 2 Utility Feed Work- Mountain View Electric changed the service feed from an ungrounded delta system to a star system. Precision Electric successfully modified systems to receive new incoming feed from the new star system.

- 048 Generator SCADA Signal - Modifications need to be made to get Wagner Generator to communicate with SCADA, sharing run status. A RS485 to Modbus convertor will be sourced and HOA Solutions will modify the program to receive this signal.
- Well 4 Soft Start Rebuild - After a power line was hit, contactor was damaged in the 2 contactor bypass system. Water ORC requested a long term repair, as 2 contactor bypass was meant to be a temporary solution. Controls is getting quotes for a replacement soft starter and system upgrade.

CHEROKEE METROPOLITAN DISTRICT

MEMORANDUM

To: Cherokee Metropolitan District Board of Directors

From: Lecil Ross, Parks Supervisor & Gabriella Rivera, Parks Lead

Cc: Kevin Brown, General Manager

Re: Monthly Parks Report

Date: November 2026

Dear Board of Directors,
Parks activity for the month of October

Parks Personnel
Lecil Ross, Gabriella Rivera, Aiden Kondly

- General Park Maintenance (e.g. mowing, trimming, trash policing)
- Ball field and Pavilion reservations as scheduled
- Irrigation dialed back in all parks/medians to 10 – 15 minutes
- One shelf removed from Pavilion, reorganized stock and cleaned out old items and trash
- Park bench by Eastridge playground relocated next to swing set area within 72” of border
- One repair to irrigation main line at Eastridge Park near Pavilion
- Removed 9 degraded 4x4 wood signposts and replaced with 9 metal u-channel posts
- Large scale weed removal from Fredericksburg playground areas

- Playground/Park Safety inspections accompanied by Safety Officer
- Dead Elm and Aspen trees removed from Disc Golf, west of sand creek (Ongoing)
- Tree line on West end of Eastridge clean up, trimming, remove debris, and dead tree removal started; 2 dead Russian Olive trees and 4 small Elms removed (Ongoing)
- Minor playset repair at Eastridge (Dupligator Slide), bolt protrusion more than 1/8 “at base of slide. Bolt was removed flush with base and sharp edges/burrs were polished down. Silicone caulk used to seal hole to prevent moisture. Records of the whole process was sent to Safety Officer.
- Cleaned of sand washout on Claremont ranch sidewalks: Meadowbrook Pkwy, Lattern Ct, Brookings Dr, Killdeer Ct
- Signs replaced (Gabby R, Aiden K)
    - 8 workout station signs at Westridge, 1 new sign for Beam Run needs to be ordered

CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd, Colorado Springs, CO 80915-1721
Telephone: (719) 597-5080 FAX: (719) 597-5145

October Billing and Customer Service

New customers:

Owners: 70
Renters: 32
Vacant: 14

Total: 116

Collected Fees:

Connection Fees: $375.00

NSF Fees: $800.00

Reconnect Fees: $1,635.00

Trip Fees: $250.00

Late Fees: $6,735

Net Fees Collected: $9,795.00

Leak Credits Given:

Total: $2,998.82

InvoiceCloud Update:

Paperless Customers: 4,475
AutoPay Customers: 3,357

Heather Goldsberry
Billing Supervisor

Greetings Team!

We've had yet another record breaking month! Overall, the month of October was very strong, and we were up in all categories with the exception of cart fees. Our **October monthly totals were up $21,953** compared to last October. **Currently, we are up $194,911 this year compared to last year.**

As I mentioned, this October was a record breaking month. We had several categories that were the highest we have ever seen for any October on record (my records go back to 2005).

2026 Record breaking categories for the month of October:

- Rounds Played at 6,429
- Range at $20,915
- Merch at $21,019
- Grill at $22,425
- Monthly Totals at $202,641

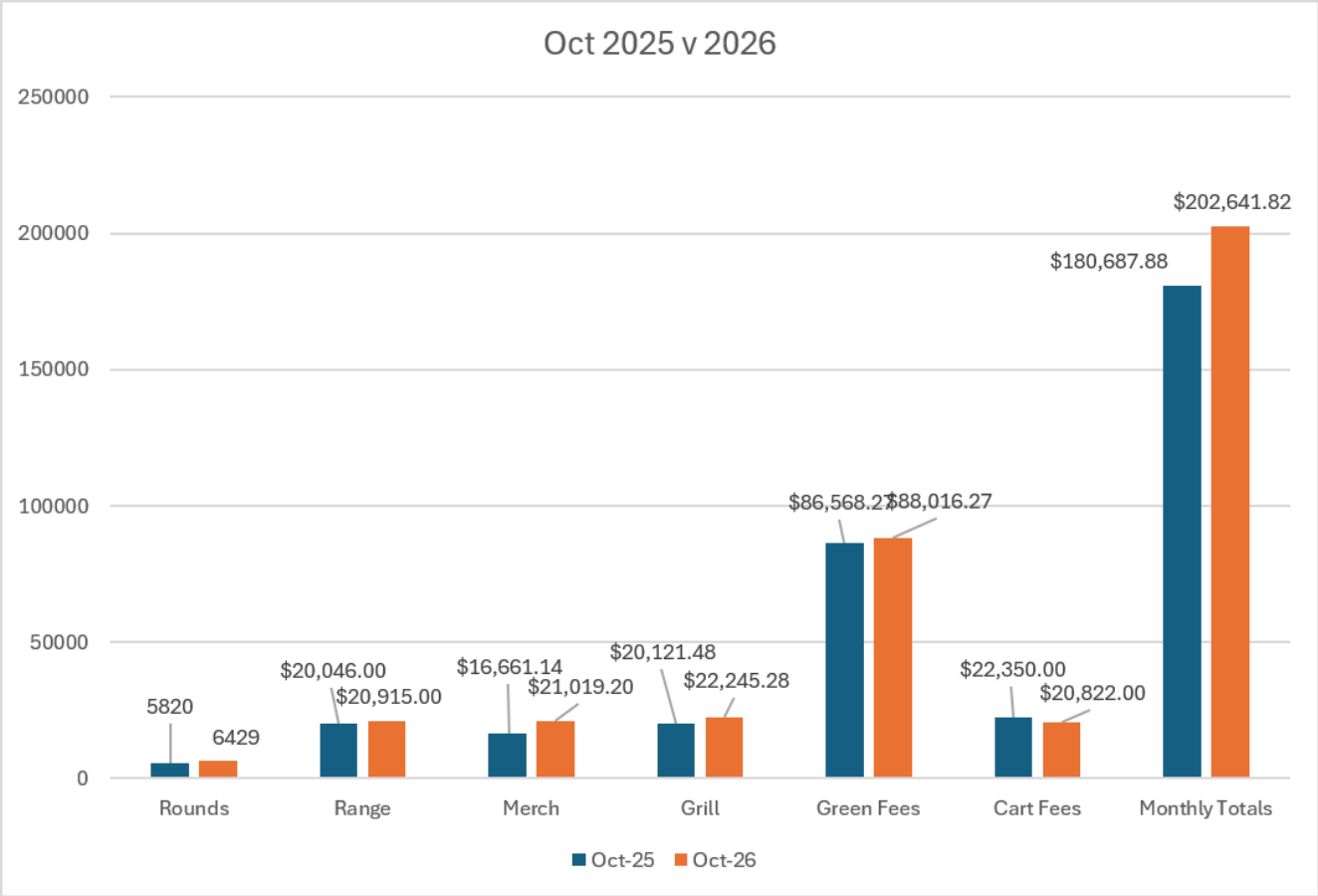
There are also a few **categories where we have already exceeded our annual totals from last year**, and we still have two months left!:

- Merch currently at $7,288 over 2025 annual totals
- Grill currently at $6,762 over 2025 annual totals

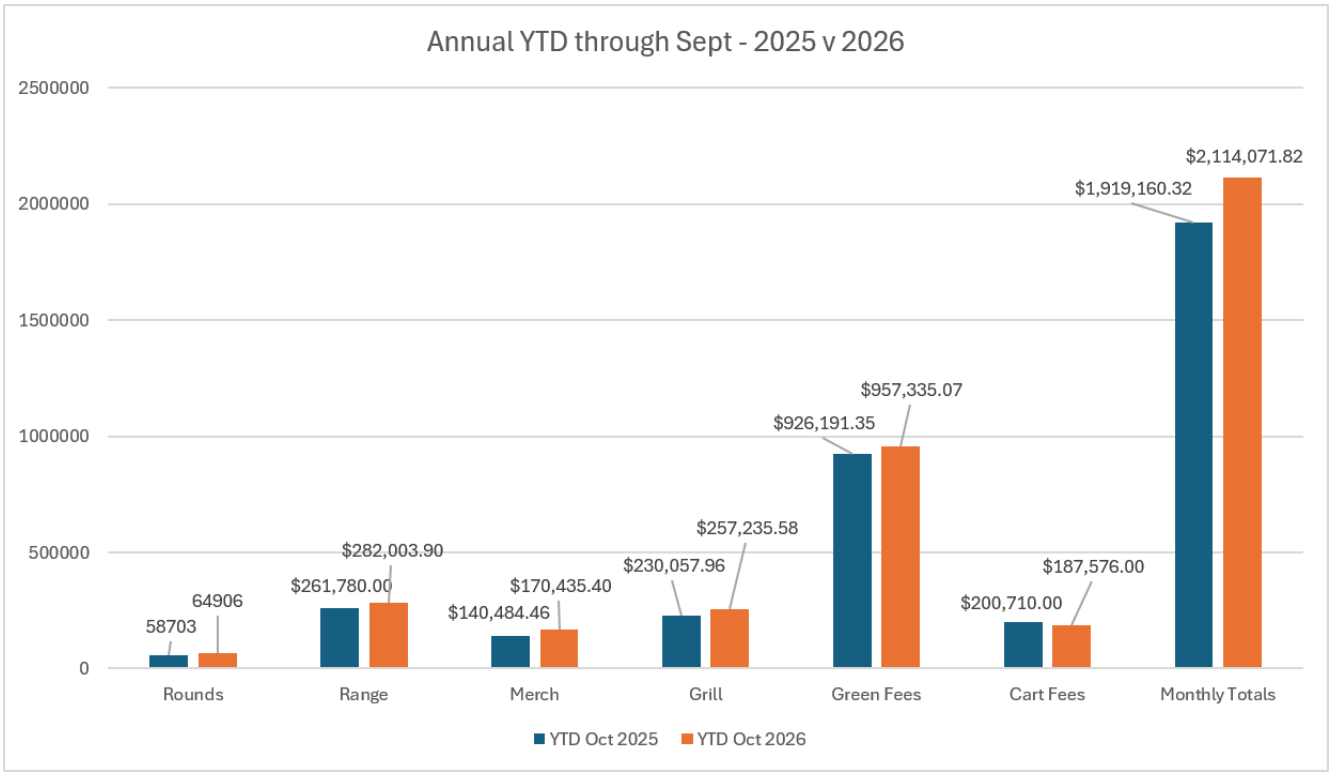
Overall, we are on track to have a very strong year, and we should all be proud of the hard work that we have put in - not just this year, but over the past several years to get us to this point. Let's continue this upward trend and keep up the great work!

Let me know if you have any questions on any of this, thanks!

	Oct-25	Oct-26	Monthly Comparison
Rounds	5820	6429	609
Range	$ 20,046.00	$ 20,915.00	$ 869.00
Merch	$ 16,661.14	$ 21,019.20	$ 4,358.06
Grill	$ 20,121.48	$ 22,245.28	$ 2,123.80
Green Fees	$ 86,568.27	$ 88,016.27	$ 1,448.00
Cart Fees	$ 22,350.00	$ 20,822.00	$ (1,528.00)
Monthly Totals*	$ 180,687.88	$ 202,641.82	$ 21,953.94
*monthly totals include categories not included above			



	YTD Oct 2025	YTD Oct 2026	YTD Annual Comparison
Rounds	58703	64906	6203
Range	$ 261,780.00	$ 282,003.90	$ 20,223.90
Merch	$ 140,484.46	$ 170,435.40	$ 29,950.94
Grill	$ 230,057.96	$ 257,235.58	$ 27,177.62
Green Fees	$ 926,191.35	$ 957,335.07	$ 31,143.72
Cart Fees	$ 200,710.00	$ 187,576.00	$ (13,134.00)
Monthly Totals*	$ 1,919,160.32	$ 2,114,071.82	$ 194,911.50
*monthly totals include categories not included above			



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