

CHEROKEE METROPOLITAN DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS

MINUTES – JANUARY 20, 2026

The Regular Meeting of the Board of Directors of the Cherokee Metropolitan District was held on Tuesday, January 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, Logan Hutchinson

CMD Staff Present: Kevin Brown, General Manager; Julie Wells, Accountant; Joshua Watkins, Wastewater Supervisor/ORC.

Others Present: Joan Fritsche, Fritsche Law LLC; Robert Hernandez and Jackie Hernandez, Parks Committee; members of the public.

ITEM 1: Call to Order

The meeting was called to order by Director Wall at 5:32 p.m. A quorum of the Directors was present and there were no changes to Directors' qualifications or disclosures.

ITEM 2: Review and Approval of the Agenda

The agenda was reviewed and changes were discussed by the Board and Mr. Brown.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO APPROVE THE AGENDA AS AMENDED TO: REMOVE ITEM E FROM THE CONSENT AGENDA, FOR SEPARATE APPROVAL; "ELECTION OF VICE PRESIDENT" ADDED AFTER THE CONSENT AGENDA; NEW BUSINESS PORTION OF THE AGENDA WAS AMENDED TO ADD: A) MEETING PACKET DISCUSSION; AND, B) DISCUSS CONDUCT OF BOARD MEMBERS DURING COMMITTEE MEMBERS; REMAINING NEW BUSINESS ITEMS MOVED TO ITEMS C AND D; "PARKS COMMITTEE REPORT" WAS ADDED AFTER NEW BUSINESS; AND ITEM B WAS REMOVED FROM THE EXECUTIVE SESSION. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

ITEM 3: Public Comment

None.

ITEM 4: Consent Agenda

Items on the Consent Agenda:

- A. Accept Director Hunter Resignation
- B. December 16, 2025 Regular Meeting and Public Hearing Minutes
- C. Maizeland Electrical MSA (Unmodified MSA)
- D. Resolution 2026-01 – Indemnification Resolution

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

ITEM 5: Election of Vice President

MOTION: FOLLOWING DISCUSSION OF CURRENT BOARD OFFICERS, DIRECTOR WALL MOVED, SECONDED BY DIRECTOR BANDY, TO APPOINT DIRECTOR HUTCHINSON TO THE OFFICE OF VICE PRESIDENT. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

ITEM 6: Resolution 2026-02 – Annual Administrative Matters Resolution

The Board reviewed the Annual Administrative Matters Resolution and confirmed Director terms and Officer positions.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO APPROVE RESOLUTION 2026-02 – ANNUAL ADMINISTRATIVE MATTERS RESOLUTION, AS AMENDED TO UPDATE CURRENT DIRECTOR OFFICERS. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

ITEM 7: Financial Report

- A. December 2025, Year End Financial Report

Ms. Wells reviewed the unaudited year-end financials and noted there may be changes after the audit is complete. Discussion followed regarding the success of the golf course in 2025, including in December due to warm weather. District reports will be delivered to the auditors by March 31st and field work on the 2025 audit will begin in April, with the goal of work being completed by end of April. 2025 Audit will be presented to the Board during the June meeting and filed with the State by the July 31 deadline. The Board had no additional questions.

MOTION: DIRECTOR HALE MOVED, SECONDED BY DIRECTOR BANDY, TO APPROVE THE DECEMBER FINANCIAL REPORT. MOTION PASSED UNANIMOUSLY.

ITEM 8: Unfinished Business

None.

ITEM 9: New Business

A. Meeting Packet Discussion

Director Wall stated he would like the Board to consider posting meeting packets on the website, in order to be as transparent as possible. Board discussion followed regarding the timing of posting packets and removing confidential items from the public posting.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HUTCHINSON, TO MAKE BOARD MEETING PACKETS PUBLIC AND TO POST PACKETS TO THE WEBSITE APPROXIMATELY 24 HOURS PRIOR TO THE BOARD MEETING. AGENDAS WILL BE POSTED WHEN FINALIZED ON THURSDAY OR FRIDAY BEFORE A REGULAR TUESDAY BOARD MEETING. MOTION PASSED UNANIMOUSLY.

B. Conduct of Board Members at Committee Meetings

Director Wall discussed conduct of Directors when attending District Committee meetings. Board discussion followed regarding the role of Board members and the role of Committee members. Director Wall stated Directors should not try to influence or intimidate Committee members. Additional discussion followed regarding the duty to correct misstatements made during Committee meetings and the use of an official District Zoom link. Board consensus was no action necessary at this time.

MOTION: MOTION WITHDRAWN.

C. Schedule Water Service Area Expansion Study Presentation Special Meeting

Mr. Brown requested the Board schedule a special meeting to hold an Executive Session on the District's water service area expansion criteria and review the draft Water Service Area Expansion Study from Spheros Environmental.

Consensus was to schedule a special meeting for Monday, February 9, 2026 at 5:00 p.m. Materials will be provided before the meeting.

D. Schedule CMD Fleet Management Study Session

Mr. Brown requested the Board schedule a study session to review the District's fleet management policy and schedules for vehicle replacement and maintenance costs. Board discussion followed. Board consensus was to add this matter to the February 9, 2026 special meeting.

ITEM 10: Parks Committee Report

Mr. Hernandez, Co-Chair of the Citizens Parks Committee, noted the next Parks Committee meeting is scheduled for February 5th at 6:30 p.m. Mr. Hernandez discussed the status of two approved projects, including repairing the drainage at the top of the hill at the Eastridge Ballfield to help with

erosion. Mr. Hernandez recommended that a fence be constructed around the ballpark prior to completing improvements to the outfield, in order to keep people and animals from damaging any improvements. Mr. Hernandez discussed possible equipment purchases. Mr. Hernandez also discussed needed improvements to Westridge Park, proposed future park projects and Committee “wish list” items. Board discussion followed regarding Parks Fees, possible adjustments and providing the Parks Financials to the Committee.

ITEM 11: Staff Reports

Mr. Brown presented his Manager’s Report. Mr. Brown provided an update on Parks Projects, including three estimates received for renovations to the Eastridge Ballfield. Timberline Landscaping submitted the most cost-effective bid and has solid experience. The final bid may be refined based on field dimensions and the list of sports the fields will be used for. Once approved, Timberline will be able to complete the work in a couple months; however, Mr. Brown discussed the timing of fencing the property and whether that project should be tied to the renovations. Board consensus was to move forward with renovations, with fencing to be considered separately. Mr. Brown reported JD Landscape previously provided the landscape design but has requested additional payment for delivery of the final construction drawings. Additional discussion followed regarding drainage issues and timing for grass seeding.

Mr. Brown reported the Parks Team has been able to complete additional projects due to recent warm weather, including tree trimming, and provided a brief update on signage and slide replacement projects.

Mr. Brown provided a brief report on 2026 Improvements Plans, with the first priority to improve the District’s website and communications. The website will be reviewed for ease of navigation and to expand on information provided. This will be in progress over next few months. Major changes to the website will be reviewed with the Board. Mr. Brown also discussed updates to public communications.

District staff is working with the State and AE2S to determine whether the District qualifies for the Emerging Contaminants for Small and Disadvantaged Communities (ECSDC) grant program for the PFAS Treatment Plant project. Based on these conversations, the District will be applying for the first of two annual rounds of funding on February 6th. AE2S has a dedicated grants group and the District accepted a \$15,000 change in contract scope for assistance in meeting the February 6th deadline. Board discussion followed.

Mr. Brown noted the District intends to complete a Rate Study in 2026. Board discussion followed regarding timing.

Mr. Brown reported on the water service area expansion criteria, which will be reviewed during the February 9th special meeting, and noted District Capital Projects are proceeding as anticipated.

There were no additional questions from the Board.

ITEM 12. Executive Session

MOTION: **DIRECTOR BANDY 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. PFAS Treatment Site Acquisition Update
- B. Ellicott Pipeline Eminent Domain Discussion
- C. General Manager Annual Review

There was a short break from 7:05 – 7:10 p.m. before the Executive Session convened. The Directors, Mr. Brown, and Ms. Fritsche attended the Executive Session.

MOTION: **DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO COME OUT OF EXECUTIVE SESSION AT 8:13 P.M. MOTION UNANIMOUSLY PASSED.**


ITEM 13. Additional Action

- A. General Manager Compensation

The Board approved the District General Manager’s salary for 2026 and a one-time bonus for 2025.

ITEM 14. Adjournment

There being no further business to come before the Board, the meeting adjourned at 8:15 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.

