

Cherry Hills Homeowners Annual Homeowners Meeting Minutes
Monday, May 14th, 2018

Nestor opened the meeting at 7:00 PM. Nestor explained why we had to reschedule the meeting. Nestor read the rules of order that will be enforced for the meeting.

Roll Call: Present was Brian Kitt, Nestor Feliciano, Kory Delkamiller and Sandi Hansen. Collene Sabaliauskas absent.

Brian stated that we do have a quorum present.

Secretary's Report

Brian read the minutes from last year's meeting. Nestor asked for omissions or corrections. None were reported. Richard made a motion to accept. Darlene seconded. **Minutes were approved.**

Financial Report

Collene read the financial report for the year. Total current assets are \$26,273.08. We do not have current information on home owners past due. Nestor asked for corrections or omissions. None were reported. Richard made a motion to accepted. Dave seconded. **Report accepted.**

Grounds Report

Kory gave the grounds report for 2017. We had 2 fence inspections, one in the spring, and one in the fall. All repairs are done at this time. Ron & Tom's repair does the fence repairs when they are needed. Grass cutting is approximately once per week, unless we have a slow growth week. We only mow at 3" in height. Big Red mowing takes care of all mowing.

Fertilizer and weed control are applied to all common areas.

For 2018, we are passing the duties of snow removal to the City of Omaha. Previously we were doing this ourselves, but it was costing us approximately \$250 per snow removal. The city will do this after all sidewalks are clear.

Nestor asked for corrections or omissions. None were reported. Kim made a motion to accept, Dave seconded. **Report accepted.**

Covenants Report

Brian gave the report on covenants committee. He stated the purpose of the committee, and our duty bound to enforce the covenants. He stated that we do everything we can to enforce these fairly and evenly for all homeowners.

In the last year, we had only 11 home owners request approval for work done on their house. We sent 54 letters on covenant compliance and filed 2 new liens for the year. But we did release 5 liens for pre-existing conditions.

We currently have 3 outstanding covenant violations that are being addressed and there are currently 6 home owners with liens.

Nestor asked for corrections or omissions. None were reported. Dave made a motion to accept. Jennifer seconded. No further discussion. **Report accepted.**

Social Committee

Nestor gave a report on the social committee. He talked about the 'spring cleanup' for 2018, and how much good has been done for the community. We recycle as much as possible, and even donate bicycles for needy children.

The garage sale is this coming weekend, and notice has already been placed in the paper. We will be posting signs on the entrances tomorrow for notice.

Jennifer made a motion to accept, Darlene seconded. No further discussion. **Report accepted.**

Elections

We currently have 2 open positions, but only 1 person running. We are required to run an election even though there is only 1 person running for the open position. Brian ran for the position and received 65 votes.

Old Business

Kory talked about the email from Caleb for the development to the West of the Legends parking lot. Caleb stated that as far as he knows the project is dead. There were no buyers that were interested in the project. It may come up again in the future, but currently there is no movement on the project.

Richard talked about the meeting that went on, and how he pointed out the problems with infrastructure in the area for roads and signals. He also pointed out that there were no parks or recreation areas designed into that plan.

New Business

Richard brought up the issue of the aging fence around the neighborhood. He talked about how beat up the fence is getting. He asked about replacing the perimeter fence just in his area. Nestor pointed out that we maintain the fence, and we ask the home owners not to replace the panels.

A discussion was brought up about what we are going to do with the fence. It's now over 30 years old, and it is really due for replacement. Nestor pointed out that the only way we can replace the fence is by doing a special assessment.

NW-Tri-C

Dave gave the report on OCCP. He gave a summary of how they operate and how they patrol the area. OCCP holds Pac meeting on the second Tuesday of each month from 6 to 7. He gave a brief summary of what goes on during the Pac meeting

