

**Cherry Hills Homeowners Annual Homeowners Meeting Minutes**  
**Monday, May 10<sup>th</sup>, 2021**

Nestor opened the meeting at 7:00 PM. Nestor read the rules of order that will be enforced for the meeting.

**Roll Call:** Present was Brian Kitt, Eldon Jonas, Nestor Feliciano, Kory Delkamiller and Sandi Hansen. 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. Nathan made a motion to accept. Evelyn seconded. **Minutes were approved.**

**Financial Report**

Sandi read the financial report for the 2 years.

For 2019, dues collected was 25,469.96, expenses were 24,084.10, for a net increase of 3,836.34

For 2020, dues collected was 26,375.00, expenses were 23,939.15, for a net increase of 4,227.86

Sandi gave an overview of what is being done to collect on the outstanding balances. Before she started, the A/R was in excess of \$20,000, and today is just over \$4,000, so she has greatly reduced the outstanding A/R.

Nestor asked for corrections or omissions. None were reported. Steve made a motion to accept. Eric seconded. **Report accepted.**

**Grounds Report**

Kory explained the process of inspecting and repairing the perimeter fence. He noted that there are several homeowners who have trees that are damaging the fence. Kory gave a report on the various vendors. Big Red Lawn does the mowing, Heartland Lawn does the fertilizing, Mutchie Tree service does the common area tree maintenance, and Tom & Ron's repair does the fence maintenance. Kory then talked about the trees and shrubs replaced during the year. Yard market has been our vendor of choice for this work. He discussed the addition of mulch, and the litter removal for the year.

Brian brought up the ash trees that are being removed by the city.

Caleb talked about the snow removal contractors, and how they are damaging property.

Brian talked about how he had reported the contractors for speeding through the neighborhood throwing ice from the plow. He called the mayor's hotline and warned them that there could be broken windows due to the ice flying.

Nathan talked about how the plows tore up sod. He called the mayor's hotline, and they did come out and repair the sod.

Nathan made a motion to accept, Marcia seconded. No further discussion. **Report accepted.**

## **Covenants Committee**

Brian gave a report on the covenants. We had a bit of discussion about the trashcans and what people can do to hide these trashcans.

Derek made a motion to accept, and Nathan seconded. No further discussion. **Report accepted.**

## **Social Committee**

Sandi gave a report on the welcome packets and the number of new home owners that have come in to the neighborhood in the last year. Sandi gave a report on the garage sale in 2019, but noted that in 2020 the garage sale was suspended due to Covid.

Kim made a motion to approve, Emily seconded. **Report Accepted.**

Spring cleanup of 2019, we filled up two 40 yard dumpsters of recycle, and 3 full garbage trucks. There was no cleanup in 2020.

Steve made a motion to accept. Tom seconded. No further discussion. **Report accepted.**

## **Elections**

We currently have 3 open positions, and 3 people running. Eldon explained the process of election, and introduced the 3 candidates.

At this time, we proceeded with the election.

Eldon announced that all 3 candidates were voted in.

Nestor explained how proxies work and how important they are to this process.

## **Old Business**

Nestor gave an update on the type of plants we use in the islands. We need to focus on plants that do not require watering, since we do not have irrigation system in the islands. Some of the plants we have used in the past, require constant watering, and do not last if we go through a drought.

Nestor gave an update on the Halloween issues with the neighborhood, due to a few home owners that have gone commercial with their decorations. There were a number of very concerned homeowners due to the property damage that has been caused in the past.

## **New Business**

### **NW-TRI-C**

Dave gave a report on TRI-C. He gave the statistics of the number of hours and miles that were both driven and walked. This time is then submitted to the Mayor's office, and returned to OCCP in the form

of grants for new equipment. There are currently 6 active patrollers, and 5 interested in becoming patrollers. The new captain at the precinct is Mark Metuza. Dave gave an update on the importance of calling 911.

Sandi pointed out that Dave was 'patroller of the year', and was instrumental in a drug bust.

Nathan made a motion to accept. Donna seconded. **Report accepted.**

**Open Questions**

Nestor gave an update on the covenant's renewal. He explained the difference between the 3 phases of the HOA. He gave the history on the expiration of the covenants, and dispelled the rumors that were going through the neighborhood. Nestor explained the process of amending the covenants and what was required. The board started the process in 2019, and worked through 2020 around Covid, and was successful in getting the 75% of the required signatures. So now the amendment is official on the phase 1, so the covenants are now 'into perpetuity'.

Kim made a motion to have an informal survey done to find out how many homeowner's want sheds. Dave seconded. There was discussion on how timely this is going to be done, and the process of getting this done.

Nathan made a suggestion that we have a committee to discuss the guidelines for sheds. Brian seconded. **Amendment accepted.**

**Recommendation accepted.**

Eldon made a motion to adjourn. Sandi seconded. Meeting was adjourned at 8:39 Next annual meeting will be May 9<sup>th</sup>, 2022.

Minutes approved by: **Cherry Hills Homeowners Association Board of Directors**

**Signed:**

\_\_\_\_\_/\_\_\_\_\_/2022  
**Eldon Jonas, Vice-President** **Dated**

\_\_\_\_\_/\_\_\_\_\_/2022  
**Brian Kitt, Secretary** **Dated**