

Cherry Hills Homeowners Annual Homeowners Meeting Minutes
Monday, May 9th, 2022

Eldon opened the meeting at 7:00 PM.

Secretary's Report

Brian read the minutes from last year's meeting. Eldon asked for omissions or corrections. Kory made a motion to accept. Sandi seconded. **Minutes were approved.**

Roll Call: Present was Brian Kitt, Eldon Jonas, Kory Delkamiller, Sandi Hansen, and Nestor Feliciano excused.

Brian stated that we do have a quorum present.

Financial Report

Sandi read the financial report for last year.

For 2021, dues collected was 19,095.06, expenses were 33,672.82. Current assets are 68,392.10
Eldon asked for corrections or omissions. None were reported. Kory made a motion to accept. Brian seconded. **Report accepted.**

Grounds Report

Kory gave an update on the work that was done to replace mulch and plants during the year. He gave an update on all of the projects that were done, including the dead tree removal. Kory gave updates on the fence repairs and other grounds repairs that has been done for 2021. The spring cleanup for 2021, had 2 ½ full garbage trucks, and a full 40-yard container of recyclables. Kory gave a lead up to the fence replacement project, that we will discuss more during new business.

Brian made a motion to accept, Sandi seconded. No further discussion. **Report accepted.**

Social Committee

There have been 25 homes sold during 2021. Approximately 21 homes were involved in the garage sale for 2021, and we will be doing that again this year.

Kory made a motion to accept. Brian seconded. No further discussion. **Report accepted.**

Elections

We currently have 2 open positions, and 2 people running. Kory explained the process of election, and introduced the 2 candidates.

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

There were 35 proxies, which voted both. The results were 53 for Nestor, and 51 for Eldon

Old Business

Question about sheds. We talked about the survey, the results, and the future of trying to get sheds.

New Business

Kory gave an update on the fence. The fence is an average of 27 to 30+ years old. In the last 3 years,

we have spent more than \$18,000 on the fence. The board is charged with repair and replacement of the fence. The board has determined that we are at a point of diminishing returns on repairing the fence, and it's time to replace it. The board solicited 3 bids, and the lowest was \$157,000 to replace the fence, with a high bid of \$225,000. Kory talked about how the assessment will work. We will do a special assessment due 9/1/2022 of \$150. The second special assessment will be due 5/1/2023 of \$150. We will replace the North section (along Ida) in September of 2022. We will replace the South section (along Military) in May of 2023. Fence lot owners will be responsible to mark their sprinkler heads. Fence lot owners are also responsible to maintain their fence during replacement of their portion of the fence.

Question: How long do we think the new fence will last? We would expect it to be 25 to 30 years, just like the current fence

Question: Would we consider wrought iron, rather than wood? A concern of this, would be for lot owners with pets, as pets can easily go through wrought iron.

Question: Do pet owners have to put up a temporary fence. No, they do not, they just need to make provisions for their pets.

Question: Do home owners get to vote on the look? No, the board is going to maintain the same look that we currently have.

Question: Can we 'update' the look by going away from the scalloped look which is a 'dated' look?

Question: Where is the majority of costs, is it in the panels, or in the posts? Can we salvage the panels that are still good? Can we salvage the 6x6 posts that are still good? Yes, we plan to. Can home owners take the scrap wood and use it for themselves? We will talk to contractor

Question: Will we use treated wood so it does not dry rot? Yes, that is the plan.

Question: Will we stain the wood on a regular basis? We can discuss this as this was not in the original plan.

Question: Will the board look at other styles? We ask home owners to send us ideas, and we will include a 'vote' with the notice that goes out to home owners.

Question: Consider the current charm of the community with the replacement of the fence.

Question: What happens if there are people who cannot afford \$300. This is why the board is splitting this over 2 years.

Question: What about payment plans? We can consider this.

Question: If it's due 9/1, when will the late fee be assessed? We need to consider this.

Question: What about a discount incentive to pay full \$300 up front. We need to check with attorney, this may not be within our legal authority.

Question: How long will this take? It is expected to be about 30 days to do the full side, East to West.

Question: What are we going to do for people who do not pay? This will be treated like dues, they will have penalties and late fees.

Question: 481 x \$300 is only \$144,300, but the fence is \$157,000. Where does the rest of the money come from? It comes from our general account.

Question: Is 'dry rot' really that much of an issue? Yes, there is a serious issue with 'dry rot' on some sections, and they need to be replaced.

Question: Once the fence is up, is there any guarantee? No, but the HOA is inquiring into insurance. If there is damage, the lot owner is responsible for this.

Question: What about tree damage from lot owner's trees? We are going to have a tree crew come in and clean up trees along the fence.

NW-TRI-C

Dave gave a report on TRI-C. Dave gave an update on some of the crimes that are happening in the neighborhood. He talked about the new crime of people stealing steering wheels. There are also people who will back a U-Haul up to a house and cleaning them out. Dave asked people to get to know their neighbors, this will help cut down on crime. There are currently 6 patrollers, and they are looking for more. Dave said that currently the police are cracking down on unlicensed vehicles.

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

Open Questions

A question was on the floor about how people can volunteer to help.

Recommendation accepted.

Sam made a motion to adjourn. Sandi seconded. Meeting was adjourned at 8:34 Next annual meeting will be May 8th, 2023.

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

Signed:

_____/_____/2023
Nestor Feliciano, President **Dated**

_____/_____/2023
Brian Kitt, Secretary **Dated**