Cherry Hills Homeowners Association Meeting Minutes January 9th, 2018

Opening Comments

Nestor called the meeting to order on 1/9/2018 at 6:30 at Holiday Express in Cherry Hills. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Sandi Hansen, Nestor Feliciano, Bob Pelletier, Collene Sabaliauskas excused, Kory Delkamiller excused.

Brian stated that we do have a quorum present.

Visitors: Kim Kitt and Eldon Jonas

Secretary's Report

Brian read the report from December 5th. Bob made a motion to accept. Sandi seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

No report.

Communications Report

Brian handed out the phone calls for the month. The only call of note was the home owner who said he was refusing to pay dues until we stopped the vandalism. Nestor called him, but he did not respond. Bob noted that many neighbors are passing information on Next Door Neighbor about this.

Bob made a motion to accept. Sandi seconded. Unanimous approval. Report Accepted.

Legal Report

No report.

Election Committee Report.

No report.

Grounds Report

Bob is working to get the city reimbursement for the mowing.

Bob sent letters to 39 companies, and only received 9 replies. Bob said that everyone is getting more and more expensive. Heartland Lawn, and Big Red are the most economical. Bob has negotiated better prices with these people by telling them we are contacting other companies for bids. We are still waiting for a reply back from Mutchie for tree service.

Bob made a motion to keep our current vendors, because they are the most economical. He also asked the board for approval for 3 years. Sandi seconded. Unanimous approval. **Motion Approved.**

Sandi made a motion to accept. Brian seconded. Unanimous approval. Report Accepted.

Treasurer's Report

There is currently \$26,228.08 in checking. Our current outstanding A/R is \$29,597.53. Bob made a motion to accept. Sandi seconded. Unanimous approval. **Report Accepted.**

Covenant Report

Brian gave an update on the covenants letters and violations. Only 1 letter went out, and that was a covenant lien for the shed on Nebraska Avenue.

Bob noted that the house on 106th and 105th are both being worked on.

Bob made a motion to accept. Sandi seconded. Unanimous approval. Report Accepted.

Old Business

Nestor talked about the Phase 1 covenant renewal. Nestor noted that ¾ of the fence is around Phase 1, and most of the islands are in Phase 1. What happens to these if we lose Phase 1. He talked about the difference in the term of covenants between Phase 1 and Phase 2 & 3. Brian discussed the requirements of a notary. You need a recommendation from a board member, which I think our board can do. You then must pay a 30\$ initial fee, and the prospective notary must take a test which requires studying. Once you have the notary, you must maintain a \$15,000 surety bond.

We then talked about the bill from Accounting Plus, and we feel the bill is excessive for the work done. The most concerning piece was the \$1.85 per statement charge, which did not include envelope, stamp, or the labor of folding and stuffing. That fee was for printing 2 pieces of paper, which seems extremely excessive.

Brian noted that statements were mailed out on December 13th by board volunteers.

Bob talked about the fence letters, and doesn't think we should mail them in the future. He thinks we can save the money, and just have volunteers do the same thing as we did last year.

New Business

Bob talked about having Big Red do the mulching in the spring. He is going to get a bid from them, but the board has already budgeted for this. They gave an estimate of 55\$ a yard, but we don't know if that includes the installation fee.

Next meeting was set for February 6th 2018, 6:30 at Holiday Inn Express

Bob made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:14 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

Minutes approved by: Cherry Hills Homeowners Association Board of Directors

Signed:	
Nestor Feliciano, President	Dated
	/2018
Brian Kitt, Secretary	Dated