# Cherry Hills Homeowners Association Meeting Minutes May 1st, 2018

### **Opening Comments**

Nestor called the meeting to order on 5/1/2018 at 6:30 at Holiday Express in Cherry Hills. This is a regularly scheduled board meeting.

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

Collene Sabaliauskas absent

Brian stated that we do have a quorum present.

Visitors: Kim Kitt

# **Secretary's Report**

Brian read the report from April 3<sup>rd</sup>. There was a missing word 'snow' for cleaning sidewalks. Bob made a motion to approve. Sandi seconded. **Report Accepted.** 

# **Social Committee Report/Welcome Committee**

No report.

# **Communications Report**

No website changes, only a couple of phone calls, all were handled.

Bob made a motion to accept. Kory seconded. Report Accepted.

# **Legal Report**

No report.

#### **Election Committee Report.**

Nestor said that Eldon is currently out of town and is hoping Kory and Eldon can get together.

#### **Grounds Report.**

Heartland lawn has applied fertilizer, and Big Red has done the first mowing. The mower may have damaged a fence, and the mulch guys may have damaged a home owner's sprinkler. Bob is facilitating getting this resolved. All fence repairs have been completed, and the work has been paid for. We are no longer going to be doing snow removal, and the city will take care of that going forward. Bob is organizing the spring cleanup and has all volunteers ready. Sandi made a motion to accept. Kory seconded. **Report Accepted.** 

#### **Treasurer's Report**

There is currently \$40,714.04 in checking. Our current outstanding A/R is \$8,635.35.

Kory made a motion to accept. Sandi seconded. Report Accepted.

# **Covenant Report**

Brian gave the report for April. There were two improvement requests that were both approved. Brian gave updates on all outstanding liens, and the liens that we are removing due to age. One lien is being re-filed for 102<sup>nd</sup> Avenue. Bob brought up a point that there is no lien number on the house on 103<sup>rd</sup>. Brian stated that the lien response from the city was never given to him by Collene.

Nestor gave an update on the house 103<sup>rd</sup>. The house has become a real eye sore and needs to be addressed. Bob made a motion to accept. Sandi seconded. **Report Accepted.** 

# **Old Business**

Nestor gave an update from Curzon on liens. Liens can no longer be foreclosed on after 3 years, and they become

invalid after 5 years. You cannot re-file a new lien for the same amount as the old lien. We had a great deal of discussion about the lien process and how we are going to handle this going forward.

Bob brought up the issue on 106<sup>th</sup> with the house that is not being repaired. We had discussion about what to do with this house and get the repairs done. Bob recommended that we move towards foreclosure on this address. The owner has convinced the city into thinking she has repairs in progress. She got another 60 day extension.

#### **New Business**

C:----d.

Bob passed the torch of grounds maintenance over to Kory. Bob then let us know he would not be running for the board for 2018. Nestor thanked him for all of his work.

Collene also let us know that she is resigning and will no longer be on the board in 2018. Nestor asked Sandi if she would take the duties of treasurer for 2018.

We had discussion about cleaning up the welcome packets so we don't need to use so much paper and ink. Sandi felt this was a large expense for a document that was probably not even used. Brian is going to try to work on this after he get electronic copies of documents.

Nestor gave an update on the annual meeting for 2018.

# Next meeting was set for June 5th 2018, 6:30 at Holiday Inn Express

Bob made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:15 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

Minutes approved by: Cherry Hills Homeowners Association Board of Directors

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