

Cherry Hills Homeowners Association Meeting Minutes
June 5th, 2018

Opening Comments

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

Roll Call: Present was Brian Kitt, Nestor Feliciano and Sandi Hansen.

Kory Delkamiller excused

Brian stated that we do have a quorum present.

Visitors: Kim Kitt, Eldon Jonas

Secretary's Report

Brian read the report from May 1st. No discussion. Sandi made a motion to approve. Brian seconded. **Report Accepted.**

Procedural Business

At this point, Nestor reminded the board that Bob had decided not to run for board for 2018 and will no longer be with us. Nestor then read the resignation letter from Collene. Due to work commitments, she is no longer able to serve on the board.

Social Committee Report/Welcome Committee

Sandi delivered 4 packets this month, 2 were home, and 2 were not home. Brian made a motion to accept. Sandi seconded. **Report Accepted.**

Nestor and Sandi talked about the garage sale. Sandi noted that a number of people were really happy that we bumped the date to not conflict with Memorial Day. Sandi recommended that next year we focus more on social media or craigslist and ignore the Omaha World Herald. Brian made a motion to accept. Sandi seconded. **Report Accepted.**

Eldon gave a report on the neighborhood cleanup. We filled 3 dumpsters, and all of the residents were very happy that we organize this service for them. No questions. Sandi made a motion to accept. Brian seconded. **Reported Accepted.**

Communications Report

No website changes. We had a large number of complaints about grass and trash, and all of these have been addressed. Sandi made a motion to accept. Brian seconded. **Report Accepted.**

Legal Report

Nestor brought forward a copy of what Stone Creek does for delinquent dues. He ran this by Curzon, and Curzon said this is acceptable, and no risk for liability. Nestor read the notice. Brian made a motion to approve. Sandi seconded. **Motion Approved.**

Nestor brought up the issue of the condition of the house on 103rd. They have cleared up their legal issues with their bank, and the house has gone back into their name. We are going to proceed with filing a second lien on them.

Nestor brought up the issue with the house on North 106th Circle. We are going to send them a notice that their improvement has not completed within 1 year. Their latest extension with the court runs out on July 31st, so we are going to talk about foreclosure on this house in the August meeting. Sandi made a motion to accept. Brian seconded. **Report Accepted.**

Election Committee Report.

The only person that ran for board position was Brian, and he was voted in. The meeting for the officers followed a

week later. Nestor retains his position as president. Brian retains position as vice-president and secretary. Sandi has taken over treasurer. Brian made a motion to accept. Sandi seconded. **Report Accepted.**

Grounds Report.

Kory prepared a report, and Nestor read the report in his absence. All weeds have been sprayed on all entrances and islands. He also cut back and shaped the bushes at 106th and Reddick. The tree near 105th and Ida was removed by Nestor, Kory, Brian and Kim. The tree near 103rd and Ida was cleaned up after the storm by Kory, Brian and Kim. Sandi made a motion to accept. Brian seconded. **Report Accepted.**

Treasurer's Report

There is currently \$40,005.75 in checking. Our current outstanding A/R is \$7,540.06. Brian made a motion to accept. Sandi seconded. **Report Accepted.**

Covenant Report

Brian gave the report for May. We had discussion about the trash collector. His siding is still not finished. We also noted that he has a trailer that has been there more than 20 days, which exceed what the covenants allow. Sandi made a motion to accept. Brian seconded. **Report Accepted.**

Old Business

New Business

Mayors hotline has old outdated information about the association. Brian will work to get this current.

Sandi brought up the welcome packets so we can discuss what can be removed.

Eldon asked how we are going to present liens on the website notification. Nestor will ask Curzon how to do this.

Eldon asked where we are with bookkeeper. Nestor said this was delayed due to annual elections, but Sandi will get this back in action now that she is treasurer.

Next meeting was set for July 3rd 2018, 6:30 at Holiday Inn Express

Brian made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:33 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

_____/_____/2018
Nestor Feliciano, President **Dated**

_____/_____/2018
Brian Kitt, Secretary **Dated**