

Cherry Hills Homeowners Association Meeting Minutes

June 4th, 2019

Opening Comments

Nestor called the meeting to order on 6/4/2019 at 6:33 at Holiday Express in Cherry Hills. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Nestor Feliciano, Sandi Hansen, and Eldon Jonas. Kory Delkamiller excused. Brian stated that we do have a quorum present.

Visitors: Kim Kitt

Secretary's Report

Brian read the report from May 7th. Sandi made a motion to approve. Eldon seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

Sandi noted there are 2 welcome packets to be delivered. Nestor and Eldon will deliver these.

Sandi gave updates on advertising for garage sales.

Brian made a motion to approve. Eldon seconded. **Report Accepted.**

Communications Report

A lot of calls for violations, letters have been sent to everyone. We will follow up next week.

Kory made a motion to approve. Sandi seconded. **Report Accepted.**

Legal Report

Nestor gave an update from the city on 106th Avenue. All code violations have now been corrected. Brian will release the lien on this property. We will file this letter in her folder.

Sandi made a motion to accept. Eldon seconded. **Report Accepted.**

Election Committee Report.

No report

Grounds Report.

No report

Treasurer's Report

There is currently \$53,429.02 in checking. There is \$4,660.94 in A/R. The bulk of the balances are carried by only a few home owners. Sandi confirmed that there are liens on every home owner over \$100. We also discussed the process of foreclosure to be sure we didn't miss anything this year. Brian made a note that the first time we foreclosed on a 'dues lien', that the attorney fees far exceeded what we collected, and we had to write off the home owners balance. We need to make sure we don't get into that off-balance situation again.

Brian suggested change the \$100 a year covenant penalty, to something more substantial. We have several residents who feel the \$100 a year is a 'permission to violate covenants'. Brian suggested \$500 or \$1000 a year to make it something that grabs their attention.

Sandi presented the bill for Jean's services.

