

Cherry Hills Homeowners Association Meeting Minutes

November 5th, 2019

Opening Comments

Nestor called the meeting to order on 11/5/2019 at 6:33 at Holiday Express in Cherry Hills. This is a regularly scheduled board meeting.

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

Brian stated that we do have a quorum present.

Visitors: Kim Kitt, Bryan Adamson, Samantha Adamson, Darlene Trotter, Captain Marcia West, Dave Hansen, Nathan Brei, and Kirby Korst and others.

Sandi made a motion to set aside the regular agenda, in lieu of nightmare on Reddick. Eldon seconded. We are suspending our normal agenda, so we can address the situation as we have a police officer present to deal with our concerns.

We allowed the residents who were greatly affected by this to all speak their mind, and expand on the issues as they saw them. Everyone was allowed to air their concerns, complaints, and stories of what they went through. Captain West stated there were only 2 complaints recorded at the police, and from their end, they were not aware of as much of a problem as the residents experienced.

The residents were clearly upset, they said there were far more than 2 complaints, and they don't understand why only 2 were logged. Many home owners have gotten to the point where they dread Halloween, and no longer participate in it due to this home owner. Many home owners suffered property damage, and were required to clean up garbage tossed in their yard from visitors to the nightmare.

We had a great deal of discussion about ways to improve this, and make this better for next year. The association does not want to get into the position of telling resident how to decorate for Halloween, but this has clearly become a public safety issue. On top of it being a public safety issue, since this has clearly upset all nearby residents, that also makes it a clear violation of covenants.

Because we have a clear public safety issue, Captain West is going to talk to the home owners and try to come up with an action plan for next year. That plan will include on site security and traffic control. The home owner advertises this service, and even has a corporate sponsor. Because of this, the board agreed this cost would not be an HOA expense, and should be paid by the sponsors of the festivities.

Due to the clear covenant violations, Brian will write a letter to be sent to the home owner, but it will be discussed at the board meeting to be sure we are all in agreement.

This topic was adjourned until Captain West can meet with the home owner.

Secretary's Report

Brian read the report from October 1st. Eldon made a motion to approve. Sandi seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

No update, but Sandi is out of coupons. Nestor said he would get more for her to hand out.

Communications Report

A few calls for violations, nothing else. Sandi made a motion to approve. Kory seconded. **Report Accepted.**

Legal Report

Nestor repeatedly called Curzon, and he never replied. Nestor finally called the secretary to find out why Curzon is not replying. Curzon is again out of country, so now we are meeting with a new attorney to take care of the covenant renewal. Nestor is going to set up a meeting with her prior to a board meeting. Eldon made a motion to approve.

Kory seconded. **Report Accepted.**

Election Committee Report.

No report

Grounds Report.

Yard market is supposed to start the juniper removal on the first week of November, but they have not yet started. Kory sent an email asking for an ETA. Nestor suggested that if they can't be done before a freeze, that we wait until next year, so Kory will follow up. Kory has contacted Big Red to let them know that we should do the fall 'close down' of the grounds. Brian made a motion to accept. Sandi seconded. **Report Accepted.**

Treasurer's Report

There is currently \$47,719.20 in checking. There is \$30,384.66 in A/R. Kory made a motion to accept the report. Eldon seconded. **Report Accepted.**

Covenant Report

Brian gave the report for October. The list of violations very low, nearly all have been addressed. Brian gave an update on the siding for the house on 102nd Ave. Eldon made a motion to approve. Kory seconded. **Report Accepted.**

Old Business

None.

New Business

Brian asked about sending a notification to the home owner on Redick. Eldon made a motion to send a letter. Kory seconded the motion. **Motion approved.**

Brian brought up that we plan to get billing out tonight.

Next meeting was set for December 3rd 2019, 6:30 at Holiday Inn Express

Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 8:06 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

_____/_____/2019
Nestor Feliciano, President **Dated**

_____/_____/2019
Brian Kitt, Secretary **Dated**