# Cherry Hills Homeowners Association Meeting Minutes December 4<sup>th</sup>, 2019

## **Opening Comments**

Nestor called the meeting to order on 12/4/2019 at 6:48 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, and Dave Hansen

## Secretary's Report

Brian read the report from November 5th. Eldon made a motion to approve. Sandi seconded. Report Accepted.

### **Social Committee Report/Welcome Committee**

Nestor delivered 7 new resident packets. All of them were away from home. Nestor has also picked up more coupons, and we are now up to date on all welcome committee activities. Kory made a motion to accept. Eldon seconded. **Report Accepted.** 

#### **Communications Report**

A few calls for 'how to pay dues', nothing else. Brian suggested next year we should notify people by email and social media after we send mailed copy. Sandi made a motion to approve. Kory seconded. **Report Accepted.** 

## **Legal Report**

We met with the attorney tonight to discuss phase 1. Danielle will be doing research and get back to us. At that time, we will continue the discussion. Eldon made a motion to approve. Sandi seconded. **Report Accepted.** 

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

No report

#### **Grounds Report.**

Yard market called and said everything should be done by the November 15<sup>th</sup>. On the November 16<sup>th</sup>, Kory did an audit on the work, and found a number of items that were missed per the contract. He contacted yard market, but they have not responded. Kory asked how to handle this situation, given that they can no longer plant at this time of year.

Kory made a motion to ask for a contract for remaining work to be done. Eldon seconded. Motion Accepted.

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

#### Treasurer's Report

There is currently \$44,629.40 in checking. There is \$27,752.15 in A/R. We discussed the new method of handling outstanding dues based on the advice of Danielle. Brian volunteered to get the 'continuance form' she talked about. Sandi made a motion to pay the accountant and for stamps. Kory seconded. **Motion accepted.** 

Kory made a motion to accept the report. Eldon seconded. Report Accepted.

#### **Covenant Report**

Brian gave the report for November. The list of violations very low, nearly all have been addressed. Brian will get an update on the house on 102<sup>nd</sup>. Brian will also do follow up on 2 addresses that are still in violation. Eldon made a motion to approve. Kory seconded. **Report Accepted.** 

#### **Old Business**

**Brian Kitt, Secretary** 

Nestor followed up on the problems Darlene reported with the Bluffs at Cherry Hills.

We had a great deal of discussion about the Nightmare on Redick. The general discussion was that the letter was not firm enough, and we need to focus more on the covenant violations. Nestor has not heard back from Captain West, and will follow up.

Dave Hansen gave a great discussion on Halloween and the cautions we need to use dealing with the nightmare on Redick. He discussed fall cleanup at other HOAs. He suggested we do a freewill donation for OCCP at next year's spring cleanup. Nestor cautioned that this might be in violation of the terms of Omaha City Cleanup. Dave also talked about getting a new writeup for safety out to us for the website.

**Dated** 

/2020
Signed:
Minutes approved by: Cherry Hills Association Board of Directors
Minutes respectfully submitted by Brian Kitt, Secretary.
Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 8:17 PM
Next meeting was set for January 14 <sup>th</sup> 2020, 6:30 at Holiday Inn Express
New Business None.
We did get annual billing out after November meeting.