

Cherry Hills Homeowners Association Meeting Minutes

March 3rd, 2020

Opening Comments

Nestor called the meeting to order on 3/3/2020 at 6:30 at Holiday Express in Cherry Hills. This is a regularly scheduled board meeting. The board was 30 minutes late due to meeting with attorney in reference to covenants renewal.

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

Brian stated that we do have a quorum present.

Visitors: Kim Kitt, Dave Hansen

Secretary's Report

Brian read the report from February 4th. Sandi made a motion to approve. Eldon seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

Sandi is making up new packets for new home owners.

Nothing on cleanup.

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

Communications Report

We had a few calls from Title companies looking to get dues information for home sales. Kory made a motion to approve. Sandi seconded. **Report Accepted.**

Legal Report

Nestor read the report from Danielle on the legal explanation of what is supposed to be done when a lien.

Sandi made a motion to approve. Eldon seconded. **Report Approved.**

Election Committee Report.

No report

Grounds Report.

Kory meets with Yard Market next week to look at plants, and get a status of them. Kory asked Nestor to do a fence walk to look for repairs, they will schedule that in about 2 weeks.

Nestor discussed the ash trees that were cut, and it appears they missed 106th Circle. We also need to follow up with the ash tree by Montessori.

Sandi made a motion to approve. Eldon seconded. **Report Approved.**

Treasurer's Report

There is currently \$56,165.22 in checking. There is \$11,780.15 in A/R. Sandi discussed the changes made in billing reports, and a few overpayments that residents made. We had one resident with a bounced check.

Sandi made a motion to pay Jean bill. Eldon seconded. **Motion Approved.**

Sandi discussed some high balance accounts, and a few people who are refusing to accept their mail.

We discussed how to do a demand Letter.

Kory made a motion to send a demand letter to all homeowners with balance over 200\$. This demand letter will come from the attorney, and will demand payment in full within 2 weeks. If they don't pay in 2 weeks of receipt of letter, they will be assessed attorney fees for the demand letter. Letters will be sent return receipt requested. Sandi seconded. **Motion Approved.**

Sandi made a motion that for the balance over 500\$. This letter will declare our intent to foreclose if not paid in full within 2 weeks. Eldon seconded. **Motion Approved.**

Sandi brought up the issue with Terrell, and their failure to make good on prior promises. We discussed how to handle this to be sure we don't get burned again.

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

Covenant Report

Brian gave the report. No updates due to weather, Brian has not been going after home owners during cold and snow, but will be following up when the weather turns nice.

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

Old Business

Kory discussed the estimate from Mutchie. It has one tree that we removed in the fall. Kory is going to ask to have that removed. Kory made a motion to pay, Brian seconded. **Motion Accepted.**

Kory discussed the bill from Heartland. This is for the fertilization. Kory made a motion to pay. Sandi seconded. **Motion Accepted.**

We discussed the final details for setting up the annual meeting, and getting volunteers lined up for putting the meeting together.

Brian reported on the attempt to contact Horgan. He was unable to find anyone that was part of the original drafting. Nestor and Eldon are going to make a person visit to the office to see if they can make any further progress.

New Business

Dave gave an OCCP update. This included # of responses, and average response time on call. The biggest problem at the time is auto thefts. We are getting a new Captain, and we will likely have to start over with the nightmare on Reddick.

We then talked about the Mayor's grant. Kory brought up the common area on the North side by Legends. He made a few suggestions to improve that area. We talked about putting lights in the area. Kory made a motion to submit to the grant for money to cover the landscaping, cleanup, equipment and lighting. Sandi seconded. **Motion Approved.**

Sandi asked about the spring opening from Big Red.

Next meeting was set for April 7th 2020, 6:30 at Holiday Inn Express

Eldon made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 8:10 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

_____/_____/2020
Nestor Feliciano, President **Dated**

_____/_____/2020
Brian Kitt, Secretary **Dated**