

## Cherry Hills Homeowners Association Meeting Minutes

December 7<sup>th</sup>, 2021

### Opening Comments

Nestor called the meeting to order on 12/7/2021 at 6:30 at Cherry Hills Holiday Inn Express. This is a regularly scheduled board meeting.

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

**Visitors:** Kim Kitt

Brian stated that we do have a quorum present.

### 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

No update

### Election Committee Report.

No report

### Communications Report

Brian made a motion to install an SSL security certificate on the website. Sandi approved. **Motion Accepted**

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

### Legal Report

No update

### Grounds Report.

The cleanup was cancelled because no volunteers responded to the email request. Kory has done a lot of brush and limb cleanup on the common areas. Kory also planted a few new knockout roses.

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

### Treasurer's Report

There is currently \$40,741.58 in checking. There is \$29,680.36 in A/R.

There are a few more high balance accounts that have been paid. The lawyer has not responded to Sandi.

Sandi has been trying to get information from the Attorney since Spring, and he has yet to respond.

Sandi made a motion to approve the budget for 2022. Eldon seconded. **Motion Approved.**

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

### Covenant Report

Brian gave the report, and talked about the outstanding violations. We did file 1 new lien, and released 3 old liens.

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

### Old Business

Kory discussed getting bids on the fence. He plans to have 2 or 3 by the annual meeting. Nestor advised S&W fencing or Franklin fencing. We discussed the new fence, and what we want to look for in a new fence. Brian is going to get a picture of vinyl fences that have been repaired, and do not match. Brian plans to argue against vinyl because there is never a guarantee that it can be repaired with like material.

### New Business

Brian was contacted by Michael at the 'Nightmare on Redick'. They have a Christmas display, and would like us to advertise it for them. Brian brought this up at the meeting, and it was unanimously agreed that we are not allowed to advertise.

**Next meeting January 6<sup>th</sup>, 2022**

Eldon made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:05 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

**Signed:**

\_\_\_\_\_/\_\_\_\_\_/2022  
**Nestor Feliciano, President** **Dated**

\_\_\_\_\_/\_\_\_\_\_/2022  
**Brian Kitt, Secretary** **Dated**