

Cherry Hills Homeowners Association Meeting Minutes
September 6th, 2022

Opening Comments

Nestor called the meeting to order on 9/6/2022 at 6:30 at Cherry Hills Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Richard Pam Putney, Kim Kitt

Brian stated that we do have a quorum present.

Secretary's Report

Brian read the report from August. Kory made a motion to approve. Eldon seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

No update

Election Committee Report.

No update

Communications Report

Brian gave a report of the calls, a few house sales, and a few complaints about the fence assessment. Brian had to help on a fence issue with 'The Bluffs at Cherry Hills', and trying to determine who pays the fence assessment on a sale.

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

Legal Report

Nestor gave an update on the doll house 102nd Ave. Our question was 'How do we handle this situation that has gone on for so long'. He recommended we file suit against the property owners and foreclose on the lien. As for dues liens, when the lien gets 3 years old, we have to take it to small claims court.

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

Grounds Report.

Kory and Nestor met with Ron & Tom this weekend to walk the fence and talk about how the plan will go. However, it appears they deviated from the plan slightly. We are looking to find out why the plan changed. It was discovered that diggers hotline did not come out on time, and the plans had to change. Brian will contact all fence line owners and let them know.

Kory made a motion to buy grasses and shrubs for islands. Eldon seconded. **Motion Approved.**

Kory made a motion to allow purchase to go up to an additional 50\$. Eldon approved. **Motion Approved.**

Eldon made a suggestion to look at hardy flowers to spruce up the islands.

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

Treasurer's Report

There is currently \$115,646.60 in checking. There is \$47,026.58 in A/R.

Sandi noted that we got a price increase at Holiday Inn Express. Sandi made a motion to pay \$400. Kory seconded.

Motion Approved

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

Sandi made a motion to reimburse Nestor for parking fees \$11.50 for the association attorney. Brian seconded. **Motion Approved.**

Brian made a motion to waive late fees up to the 23rd, and Brian will send out letters. Kory seconded. **Motion**

Approved

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

Covenant Report

Brian gave the report. 3 letters were mailed, and we talked about outstanding violations.

The house with siding issues on 102nd is in progress, and the house with siding issues on Nebraska is in progress.

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

Old Business

We talked about doing a neighborhood garage sale for fall, as well as spring. We would do it if there is interest, but at this time, we are only aware of 3 people interested in doing this. We will address this again next year.

New Business

Pam Putney brought up the issue of parking on both sides of the street.

Next meeting October 3rd, 2022

Sandi made a motion to adjourn, Eldon seconded. Nestor adjourned the meeting at 7:32 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