

## Cherry Hills Homeowners Association Meeting Minutes

November 1st, 2022

### Opening Comments

Nestor called the meeting to order on 11/1/2022 at 6:37 at Cherry Hills Holiday Inn Express. This is a regularly scheduled board meeting.

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

**Visitors:** Kim Kitt, Dave Hanson, Cheryl K, Cindy T, Marcia S, Matt G, and Bryan A

Brian stated that we do have a quorum present.

Kory made a motion to start with 'open business', and then proceed with normal. Sandi seconded. **Motion Accepted.**

### Open discussion on Halloween festival

We had a great open discussion about Halloween and the problems that are happening. The board will take no action, since action was already taken in the prior month.

### Secretary's Report

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

### Social Committee Report/Welcome Committee

Sandi handed out 13 packets to new residents. She talked about some of the new house that sold.

Kory made a motion to approve, Brian seconded. **Report accepted.**

### Election Committee Report.

No update

### Communications Report

There were 3 calls for the month, 1 violation, 1 response to a violation, and 1 about late fees.

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

### Legal Report

We talked about the letter to nightmare. The home owner asked if he can keep it up for Christmas, we unanimously agreed that it cannot stay. Sandi made a motion to enforce the letter from the attorney. Kory seconded. **Motion Approved.**

### Grounds Report.

We discussed the cleanup. All of the trees were cleaned up, and trimmed. The neighborhood looks so much nicer now that we have added the additional fresh plants, and removed the dying/dead plants.

Sandi made a motion to approve. Kory seconded. **Motion Approved.**

### Treasurer's Report

There is currently \$39,792.80 in checking. There is \$6,775.12 in A/R.

Sandi said that all but 41 homes have paid the fence assessment. Brian will do a mail merge to give Sandi the lien paperwork.

Sandi made a motion to pay the book keeper. Kory seconded. **Motion Approved.**

Sandi made a motion to stop the postal forwarding service. 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.

We talked about a couple of houses that are finally getting repaired.  
Kory made a motion to approve. Sandi seconded. **Report Accepted.**

**Old Business**

None.

**New Business**

Nestor wanted to specifically call out a 'thank you' to Kory for all of the work he did with grounds cleanup.  
We worked the budget for 2023.  
Reminder for newsletter by the 15<sup>th</sup>.

**Next meeting December 6th, 2022**

Kory made a motion to adjourn, Brian seconded. Nestor adjourned the meeting at 8:40 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**