

Cherry Hills Homeowners Association Meeting Minutes

December 6th, 2022

Opening Comments

Nestor called the meeting to order on 12/6/2022 at 6:35 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, Marsha Schrad, Jess Faber, Mary Faber

Brian stated that we do have a quorum present.

Secretary's Report

Brian read the report from November. 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 houses that sold.

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

Election Committee Report.

No update

Communications Report

There were lots of calls for the month. There were a lot of calls about false rumors. Brian responded to some, but eventually just started deleting them. The only valid call was for branches in a driveway, but those have been removed.

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

Legal Report

Brian had previously asked about foreclosure on covenants violations. Nestor researched this and contacted the attorney. He read aloud the response from the attorney. In short: We are allowed to foreclose on a covenant lien as long as the violation is still standing. The length of time it is standing is moot.

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

Grounds Report.

None

Treasurer's Report

There is currently \$40,450.65 in checking. There is \$103,405.24 in A/R.

Sandi made a motion to pay the bill for bookkeeping \$90. Brian seconded. **Motion Accepted.**

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

Covenant Report

There was only 1 complaint for the month. The homeowner resolved this with no interaction from the board, no action was taken.

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

Old Business

None.

New Business

Mary and Jess discussed the restriction on Air B&B. They brought up the question:

Is there a minimum time length, that makes a difference between a landlord/tenant and a mid-term rental (3-5 months).

Next meeting January 3rd, 2023

Brian 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:

_____/_____/2023
Nestor Feliciano, President Dated

_____/_____/2023
Brian Kitt, Secretary Dated