

Cherry Hills Homeowners Association Meeting Minutes

February 21st, 2023

Opening Comments

Nestor called the meeting to order on 2/21/2023 at 6:33 at Cherry Hills Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Kim Kitt, Pam & Rich Puteney, Jennifer, Mary and Jan

Brian stated that we do have a quorum present.

Secretary's Report

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

Social Committee Report/Welcome Committee

No update

Election Committee Report.

No update

Spring Cleanup

Kory did get a form for this. Kory suggested either 5/6 or 5/20. Kory made a motion that we sponsor this. Brian seconded. **Motion Approved.**

Communications Report

There were a couple of calls for the month. They were all billing related, Brian and Sandi split the calls.

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

Legal Report

The attorney got back to us on the Air B&B. The attorney recommended requiring a minimum of 1 month rental to avoid the 'cannot operate a business' clause of the covenants. This is based on Nebraska real estate.

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

Grounds Report.

T&T Landscaping asked if they could give us a bid, so Kory did contact him. T&T is coming out to look at our area and give us a bid. Kory made a motion to continue research by contacting our current by getting a bid from them. Sandi seconded. **Motion Approved.**

Sandi made a motion. Brian seconded. **Report Accepted**

Treasurer's Report

There is currently \$102,479.87 in checking. There is \$37,726.49 in A/R.

We currently have 98 people who have not paid their dues. Sandi discussed one letter that keeps getting bounced. She updated our registered agent with the IRS to be Nestor, and she updated our attorney.

Sandi discussed the neighborhood improvement for adding more benches to 103rd & Ida.

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

Sandi made a motion to pay Mutchie tree service for upcoming care. Kory seconded. **Motion Accepted**

Covenant Report

There was no activity for the month. No complaints, and the only outstanding violations are outside work that cannot be done during snow.

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

Old Business

None.

New Business

Richard brought up the fact that snow plows were tearing up yards. We call these issues into the mayor’s hotline.

Next meeting March 7th, 2023

Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:23 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