

## Cherry Hills Homeowners Association Meeting Minutes

March 7th, 2023

### Opening Comments

Nestor called the meeting to order on 3/7/2023 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 is excused

**Visitors:** Pam & Rich Puteney

Brian stated that we do have a quorum present.

### Secretary's Report

Brian read the report from February. 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 added 4/29 as a possible date for cleanup. Sandi made a motion to approve. Brian seconded. **Motion Approved.**

### Communications Report

There were a couple of calls for the month. Brian addressed all of the calls.

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

### Legal Report

No update

### Grounds Report.

Kory asked our current provider (Big Red) to give us a bid, but he has not yet given us an update. We discussed what we would need to switch providers.

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

### Treasurer's Report

There is currently \$109,155.37 in checking. There is \$34,453.64 in A/R.

We currently have 86 people who have not paid their dues. We talked about when the next invoice will go out, we decided 4/1, which will be 30 days until the second assessment is due.

We discussed the outstanding high balance accounts.

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

### Covenant Report

There was no activity for the month. No complaints, or improvements. Brian did send a letter for the Air B&B.

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

### Old Business

Nestor gave an update on Eldon. He is in long term rehab, and will not be coming back to the board. He plans to resign from the board.

Sandi gave an update on the grant. We cannot add benches to that area unless we lease the area, or file for an encroachment.

We discussed the proposed building project at Ida & Irvington

We discussed maybe moving up the start date of the fence project. We will send out a notice to homeowners that they can pick up fence. We also discussed the letters we would send to the homeowner.

**New Business**

Brian made a motion that we file a ‘penalty fee’ on home owners that consistently carry a high balance. We discussed this at length, and will table this till next meeting.

**Next meeting April 4th, 2023**

Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:40 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