

## Cherry Hills Homeowners Association Meeting Minutes

May 2nd, 2023

### Opening Comments

Nestor called the meeting to order on 5/2/2023 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

**Visitors:** Dave Hansen, Kim Kitt

Brian stated that we do have a quorum present.

### Secretary's Report

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

### Social Committee Report/Welcome Committee

No packets are ready, but there are 2 or 3 new homeowners, and Sandi will get those out.

Sandi is going to put out signs for garage sale on Wednesday, and she will advertise on Next Door.

Kory made a motion to accept, Brian seconded. **Report Accepted.**

### Election Committee Report.

We lined up duties for the election, and discussed getting proxies for the meeting.

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

### Communications Report

There were a couple of calls for the month. Brian addressed a couple of the calls, and sent a few to Sandi. Most of the calls and emails were related to billing. All of these were addressed.

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

### Legal Report

We discussed the attorney collecting on fees. We found that our attorney's staff has been accidentally applying the collected money to the wrong account. It also appears he may not have included his fees in the collection, and now we may have to absorb those fees. It also appears that since the attorney waited a year to collect and now the homeowners have more fees, but they may think they are zeroed out. Nestor discussed a few real problem cases that needed additional handling.

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

### Grounds Report.

Kory gave an update on the fence. The old fence is down from 107<sup>th</sup> to 105<sup>th</sup>, and new fence has begun.

Kory then talked about the mulching and mowing changes.

Kory made a motion to approve Big Red up to an additional 10 yards. Brian seconded. **Motion Approved.**

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

### Treasurer's Report

There is currently \$121,946.49 in checking. There is \$17,502.12 in A/R.

26 people who have not paid fence assessment #1 or fence assessment #2 or dues.

20 people have not paid fence assessment #2, but have paid fence assessment #1.

8 people have not paid fence assessment #2, but did pay their dues for 2023.

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

**Covenant Report**

5 letters were sent for improvements. No violations.

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

**Old Business**

None

**New Business**

Saturday is training for OCCP

**Next meeting June 6th, 2023**

Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:51 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**