

Cherry Hills Homeowners Association Meeting Minutes

June 6th, 2023

Opening Comments

Nestor called the meeting to order on 6/6/2023 at 6:32 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: Kim Kitt

Brian stated that we do have a quorum present.

Secretary's Report

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

Social Committee Report/Welcome Committee

Sandi has 5 packets to deliver to new homeowners, and handed them to Nestor.

There was maybe only 5 people who participated in the garage sale. Sandi suggested maybe skipping next year if there are no more than a handful for 2024.

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

Election Committee Report.

The election went off smoothly with no issues.

Communications Report

There was only 1 phone call, and 2 emails for the whole month. All were handled by Brian.

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

Legal Report

Nestor contacted at least ½ dozen different attorneys, and most did not even respond. It was decided we already have an attorney that does not respond, so we are not making a second attempt at those. He has it narrowed down to 1, and we are going to follow up with that attorney. This is *Pansing Hogan Ernst & Bachman LLP* in Regency.

Sandi and Nestor both discussed outstanding liens and foreclosures and the status of them.

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

Grounds Report.

The new fence is completed. Kory noticed that after the mowing there were 5 fence pickets damaged. He is going to follow up with the mowing company on this.

Kory talked about going out and spraying, and also trimming up weeds.

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

Treasurer's Report

There is currently \$122,817.22 in checking. There is \$12,419.02 in A/R.

Sandi asked for approval on the bill to T&T. That was approved.

Sandi made a motion to pay the attorney. Kory seconded. **Motion approved.**

Sandi made a motion to write off all balances under 3\$. Kory seconded. **Motion approved.**

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

Covenant Report

3 letters were sent for improvements. Around 20 letters were sent for weeds.

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

Old Business

Kory brought up concerns about the cables that are laying along the fence, and all of the open boxes along the fence. It looks trashy, and needs to be addressed. Kory is going to talk to the planning department to get a map of who owns which box along Military.

New Business

Brian brought up the issue with the poor maintenance of the fence along the West side. We have always believed this fence belongs to 'The Bluffs at Cherry Hills'. We talked about how to address getting this fence repaired. Brian took it as a 'to do' to follow up on this.

Nestor brought up the issue that Mary circle was not mulched, and talked about this. Redick also was missed, and we need to address this.

Kory made a motion to get a bid from Big Red to finish those islands. Sandi seconded. **Motion Accepted.**

Brian made a motion that if it's less than \$750, Kory doesn't need approval. Sandi seconded. **Motion Accepted.**

Sandi asked about insurance on the fence.

Next meeting July 11th, 2023

Kory made a motion to adjourn, Brian seconded. Nestor adjourned the meeting at 7:31 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**