

## Cherry Hills Homeowners Association Meeting Minutes

July 11th, 2023

### Opening Comments

Nestor called the meeting to order on 7/11/2023 at 6:31 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

Brian stated that we do have a quorum present.

**Visitors:** Kim Kitt, Rich and Pam Puteny

### Secretary's Report

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

### Social Committee Report/Welcome Committee

No report.

### Cleanup Committee Report.

No report.

### Election Committee Report.

No report.

### Communications Report

There were 5 phone calls, and about ½ dozen emails for the month. Brian & Sandi split the handling of these.

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

### Legal Report

Nestor gave the updated on the new attorney. He explained the rates and how they operate. We discussed the process of moving to a new attorney.

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

### Grounds Report.

Tyler at T&T is going to replace the broken pickets from their mowing.

Overall, Kory feels that T&T is doing a better job than Big Red has done.

Kory discussed the process he is taking with Ron & Tom with the parts of the fence that need attention.

Kory put down 12 gallons of weed killer and has completed all areas of mulch where it is needed. New plants were put into the circles where there were bare spots.

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

### Treasurer's Report

There is currently \$43,556.01 in checking. There is \$13,067.52 in A/R.

Sandi asked for approval to pay the accountant \$594.60. Kory seconded. **Motion Accepted**

We discussed overpayments and Sandi is going to send out overpayments to residents.

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

**Covenant Report**

4 letters were sent for improvements. 5 letters were sent for violations.

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

**Old Business**

Kory brought up the conversation about the boxes and cables strung along the fence. There was a crew out this month burying cables, and most of them have now been addressed.

**New Business**

Brian brought up the issue of the Westbound fence. We had discussion about this. Nestor is going to follow up by checking the easements to see what we have authority to do, and what we don't.

Pam brought up the issue of people driving dangerously through the entrances. She has nearly been hit twice in the entrances. She suggested that we maybe add signage to make the entrances safer.

**Next meeting August 1st, 2023**

Kory made a motion to adjourn, Brian seconded. Nestor adjourned the meeting at 7:28 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**