

## Cherry Hills Homeowners Association Meeting Minutes

August 1st, 2023

### Opening Comments

Nestor called the meeting to order on 8/1/2023 at 6:31 at Cherry Hills Holiday Inn Express. This is a regularly scheduled board meeting.

**Roll Call:** Present was Brian Kitt, Sandi Hansen, Nestor Feliciano and Kory Delkamiller excused  
Brian stated that we do have a quorum present.

**Visitors:** Kim Kitt

### Secretary's Report

Brian read the report from July. Sandi made a motion to approve. Brian 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. Sandi made a motion to accept. Brian seconded. **Report accepted.**

### Legal Report

Nestor explained the process with the new attorney, and how we will be doing business going forward. We agreed that if Aaron is not working our outstanding accounts, we ask for them back, and give them to the new attorney. Sandi made a motion to accept, and Brian seconded. **Report Accepted.**

### Grounds Report.

No report.

### Treasurer's Report

There is currently \$43,264.91 in checking. There is \$12,351.99 in A/R.

We will be sending all high balances to new attorney.

We had another high balance home owner that went bankrupt.

Sandi made a motion to pay accountant \$140. Brian seconded. **Motion Accepted.**

We discussed finding a book keeper to do the day to day book keeping, rather than using a CPA to do day to day.

Sandi sent all paperwork for outstanding bills to the new attorney.

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

### Covenant Report

1 letter was sent for improvement. 7 letters were sent for violations.

Brian suggested getting the attorney to deal with some of our problem violations.

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

