

Cherry Hills Homeowners Association Meeting Minutes
September 5th, 2023

Opening Comments

Nestor called the meeting to order on 9/5/2023 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

Brian stated that we do have a quorum present.

Visitors: Kim Kitt, Dave Hansen

Secretary's Report

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

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

Kory only has 1 Saturday open, which is the 21st. He is going to plan a grounds cleanup for that day.

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

Communications Report

There were 2 phone calls, and 3 emails for the month. Brian handled all 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.

Kory asked Brian to get a letter out to let people know we are spraying everything coming through the fence.

Kory and Brian will put the cameras back out on Saturday morning.

We discussed replacing the boulder that was stolen from 105th.

We discussed the island on Redick and cleanup of that island.

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

Treasurer's Report

There is currently \$43,623.73 in checking. There is \$9,679.48 in A/R.

Sandi gave an update on the balances that are outstanding, and the progress with the new attorney.

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

Covenant Report

1 letter was sent for improvement.

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

6516 N 106th St is possibly turning into a group home

10505 Mary Street is possibly turning into an Air B&B

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

Old Business

Dave talked about graffiti and we made plans for how we are going to address this going forward.

Sandi made a motion to spend up to \$300 on cameras more suited to what we need. Kory seconded. Motion Accepted

New Business

Sandi brought up the idea of trimming the bushes back on Military. We are going to get an arborist to give us bids.

We discussed adding a fresh paint job to the signs next year, after we figure out the graffiti bandits.

Next meeting October 3rd, 2023

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:45 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