

Cherry Hills Homeowners Association Meeting Minutes

October 3rd, 2023

Opening Comments

Nestor called the meeting to order on 10/3/2023 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 September. Kory made a motion to approve. Sandi seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

Sandi gave 5 new welcome packets to Nestor to deliver. Kory made a motion to accept. Brian accepted. **Report Accepted.**

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. There was one very foul message about a letter. Brian deleted that, we don't deal with harassing or threatening calls.

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

Legal Report

Finally got a response from Aaron. He gave an extremely confusing status update on foreclosures. He seems to be unable or unwilling to do the work. We are going to get all foreclosures back from him and transfer to the new attorney.

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

Grounds Report.

Tyler completed the work on clearing out the embankment. We are getting the reimbursement from the city this month for mowing. Kory has completed trimming along the fence, but not spraying. He has no update on the boulder or the arborist. He is going to call around more for a boulder this week.

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

Treasurer's Report

There is currently \$43,772.82 in checking. There is \$8,762.98 in A/R. Sandi did receive a listing of every home owner we are filing a lien on. Sandi autographed all of the liens, and they are getting filed tomorrow.

Sandi discussed all 'over payments' on accounts.

Sandi made a motion to purchase new cards and labels for around \$100. Kory seconded. **Motion Accepted.**

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

Covenant Report

1 letter was sent for improvement.

Brian asked the board to help verify addresses, so that everyone can agree on letters going out.

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

Old Business

For the annual meeting, we want people to order food before or after, but not during the meeting.

New Business

Next meeting November 7th, 2023

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:15 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**