

Cherry Hills Homeowners Association Meeting Minutes

November 7th, 2023

Opening Comments

Nestor called the meeting to order on 11/7/2023 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 October. Sandi made a motion to approve. Kory seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

Sandi gave 1 new welcome packet to Nestor to deliver. Kory made a motion to accept. Brian accepted. **Report Accepted.**

Cleanup Committee Report.

No update.

Communications Report

There were 4 phone calls, and no emails for the month. Brian handled all of these. There was one rant about a letter for the truck in progress. One of the 4 was a 'thank you' for the work we did. One of them was letting us know that there was vandalism at their house.

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

Legal Report

Nestor gave an update on the lawsuit with a delinquent homeowner. There is also a problem with the bill, and Nestor is dealing with that.

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

Grounds Report.

We did get a reimbursement from the city for \$1,901.52 for mowing. Our contract with T&T is over. Kory is working with him for spring cleanup. We talked about hanging wreaths. Kory gave an update on the grounds cleanup from the 21st. Everything is looking amazing, and the area is so much nicer than it has been in years.

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

Treasurer's Report

There is currently \$43,243.65 in checking. There is \$7,499.98 in A/R. Sandi gave updates on numerous contacts with both attorneys. Aaron has done no work on any of the emails that she sent him for the last year. She pulled everything back from him, and gave everything to the new attorney. Sandi then gave updates on all high balance collection accounts. Sandi gave updates on the new language she is getting printed on all envelopes for USPS. The DBO insurance has more than doubled for 2024. The general liability has increased by about 40\$. Sandi also found property coverage for the fence for only \$500 a year. We are going to bind all 3 of them. Sandi made a motion to bind all insurance.

Brian seconded. **Motion Accepted.**

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

Covenant Report

Brian gave an update on outstanding violations. The board validated all outstanding violations, and only 2 remain. We talked about the house on 102nd Avenue with bad siding.

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

Old Business

We discussed the Nightmare on Redick. We did discuss how the fights were in ‘The Bluffs’, not ‘Cherry Hills’. Despite the social media reports, this year the grid lock was far less than it has been. Despite social media reports, there was no rabble rousing inside of our housing edition. The nuisance this year was all limited to ‘The Bluffs’, making it apparent that the Nightmare was drawing the crowd from ‘The Bluffs’ into our neighborhood. The police even commented that the trouble was coming from ‘The Bluffs’, and not centralized in our neighborhood like last year. The police believed that this crowd was heading to ‘The Nightmare’, and they stopped them from doing it. The officials on the scene believed that if ‘The Nightmare’ had been there, that all of this trouble would have been there, instead of ‘The Bluffs’. By not having the Nightmare, yes, fights still happened in the city of Omaha, but they were not drawn into our neighborhood. The police said that there was spillover from ‘The Bluffs’ into the far West side of our neighborhood, right on the border. We had several families thank us for allowing them to have a ‘normal Halloween’ this year. OCCP was patrolling and said there was no trouble inside of our housing edition, it was all centralized in ‘The Bluffs’, with minor spillover onto Redick at 106th. The results of this prove that the tough decision the board made in 2022 was the correct decision, and we likely saved a lot of residents a lot of heart ache in 2023.

New Business

We discussed the budget for 2024, and went over every line of the budget for 2024. We discussed meeting for December 4th to fold and mail the budget and bills.

Next meeting December 4th, 2023 – Changed from Tuesday due to conflict

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 8:15 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**