Cherry Hills Homeowners Association Meeting Minutes December 4th, 2023

Opening Comments

Nestor called the meeting to order on 12/4/2023 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 November. Sandi made a motion to approve. Kory seconded. Report Accepted.

Social Committee Report/Welcome Committee

No update.

Cleanup Committee Report.

No update.

Communications Report

There was 1 phone call, and no emails for the month. Sandi handled the call as it was about billing. Sandi made a motion to accept. Kory seconded. **Report accepted.**

Legal Report

Nestor was able to get the bill corrected with Aaron, however, Sandi has not yet received it.

Grounds Report.

Kory commented about how nice the wreaths and bells look. The neighborhood looks so nice this year. Sandi made a motion to accept, and Brian seconded. **Report Accepted.**

Treasurer's Report

There is currently \$44,962.56 in checking. There is \$33,086.48 in A/R. Sandi gave updates on all accounts that are in collection.

Sandi is meeting with the attorney to get dues liens foreclosed on. Brian suggested included covenant liens in this as well.

We have a bill from the new attorney. Sandi made a motion to pay in full. Brian seconded. **Motion Accepted.** Sandi did get all insurance bound, including a new policy on the fence.

We are going to bind all 3 of them. Sandi made a motion to bind all insurance. Brian seconded. **Motion Accepted.** We discussed the \$200 overpayment and how we are going to handle it.

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

Covenant Report

Brian gave an update on outstanding violations. Brian talked about the remaining violations and outstanding liens. Only 1 letter was sent, and that was for the grass clippings. 1 new lien for the dead tree on 105th.

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

Old Business

New Business

Brian Kitt, Secretary

Dave Hansen discussed the new crime prevention specialist for our area, and talked about the crime reporting for the neighborhood. The city is hiring 'retired' police officers to come back and help with the backlog on the crimes. This is reducing the follow up to about 4 days, rather than a few weeks.

Dated

The bills were sent out in the mail on Friday 12/1/2023, and email on Monday 12/4/2023.

Next meeting January 8th, 2024 - Changed from Tuesday due to conflict

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:05 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

Minutes approved by: Cherry Hills Association Board of Directors

Signed:		
Nostor Foliciono Procident	/_ 	/2024
Nestor Feliciano, President	Dateu /	/2024