# Cherry Hills Homeowners Association Meeting Minutes March 11th, 2024

# **Opening Comments**

Nestor called the meeting to order on 3/11/2024 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Sandi Hansen, Kory Delkamiller and Nestor Feliciano.

Brian stated that we do have a quorum present.

Visitors: Dave Hansen, Kim Kitt

## **Secretary's Report**

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

## **Social Committee Report/Welcome Committee**

No update.

## **Cleanup Committee Report.**

Spring cleanup is tentatively scheduled for 5/11/2024

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

## **Communications Report**

We had 4 calls, Brian took care of them all.

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

## **Legal Report**

Aaron still is not giving us updates on the 2 cases he is handling. Nestor went down to the office, and still couldn't get an update. Sandi will call the recorder of deeds and get information because Aaron is unable to answer emails.

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

#### **Grounds Report.**

Kory picked up trash. Jason from Big Red is going to get us an estimate on cleanup. We think it will be mid \$400, but haven't' gotten word yet.

Kory made a motion that if Jason is under \$500, we approve it. Sandi seconded. Motion Accepted.

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

# **Treasurer's Report**

There is currently \$69,866.83 in checking. There is \$9,755.98 in A/R.

Sandi passed out a current A/R report. Sandi pulled up the form for Small Claims, and we talked about how to do this.

Sandi made a motion to put in place an action for Small Claims court to collect on past due. Kory seconded. Motion

## Accepted.

The attorney will help us on the process of collection if needed.

Sandi made a motion to charge return \$35 on any return check. Kory seconded. Motion Accepted.

Sandi made a motion to pay the attorney in full, \$4,928. Kory seconded. Motion Accepted.

Sandi made a motion to move to Quickbooks in the cloud. Kory seconded. Motion Accepted.

Sandi made a motion to move accounting to Jean under the Not for Profit stipend she has. Kory seconded. **Motion** 

# Accepted.

Kory made a motion to accept. Brian seconded. Report accepted.

Covenant	Report
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Only letter for the month was for the fence being taken down.

We discussed the covenant liens, and we are going to continue the current practice as we have been for 30 years.

Brian will re-file the older liens as they are expiring.

We will pass the 'bad siding' over to the attorney.

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

# **Old Business**

We all need to sign new signature cards.

10505 Mary may be an Air B&B

We need to check into the Burns house, and see if it's a group home

#### **New Business**

There is fowl in the yard at 106<sup>th</sup> circle

# Next meeting April 2nd, 2024

Sandi made a motion to adjourn, Brian seconded. Nestor adjourned the meeting at 7:38 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

Minutes approved by: Cherry Hills Association Board of Directors

Signed:	
	//2024
Nestor Feliciano, President	Dated
	/2024
Brian Kitt, Secretary	Dated