

Cherry Hills Homeowners Annual Homeowners Meeting Minutes

Monday, May 13th, 2024

Nestor opened the meeting at 7:00 PM. He read out the rules of order.

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

Brian stated that we have a board member quorum.

Brian stated that we have a general member quorum.

Secretary's Report

Brian read the minutes from last year's meeting. Nestor asked for omissions or corrections. Kathleen made a motion to accept. Jennifer seconded. **Minutes were approved.**

Financial Report

Sandi read the financial report for last year.

For 2023, dues collected was \$34,645.52. Expenses were \$95,437.08. Late fees 2,206.27.

39 people have not paid dues. Sandi gave a list of amounts that are over \$100 past due.

Kathleen asked about equipment rental, this was for the chipper and trimmer for cleaning up the Ida street entrance.

A question was asked about the 1,076.10 banking charges. This was PayPal fees.

Julie made a motion to accept. Richard seconded. **Report accepted.**

Grounds Report

Kory apologized that we couldn't drink IPAs at the meeting. 😊

Kory noted that our primary responsibility is the fence and common areas.

Kory discussed the finalization of the fence, and the purpose of assessment. He discussed the cleanup and maintenance of common area and litter pickup.

Heartland lawn took care of application of fertilizer and weed control

Mutchie Tree Service addressed pests in trees, and took care of trees

Volunteers put up cameras to monitor for graffiti

Kory thanked the volunteers that help out, because that helps reduce costs to the association.

Kathleen made a motion to accept, Bruce seconded. No further discussion. **Report accepted.**

Covenants Report

Brian brought up some of the common issues with covenants, such as sheds, trash cans, siding dis-repair, and car repairs.

A question was brought up about solar panels, that the federal government may be overriding the ban on solar panels

A question was brought up about the difference between a house addition, such as a secondary garage, and a shed built up against the house. If the addition is a structural change to the house, then it's perfectly fine. If it's a shed built against the house, then it was forbidden.

A question was brought up about when a 'doll house' is allowed, or when it's not. Brian stated that if you can put a lawn mower in it, then it's likely prohibited. If it's a temporary kids play house, that's fine.

Art made a motion to accept. Julie seconded. No further discussion. **Report accepted**

Social Committee

Sandi talked about the welcome packets, and the information contained within.

Sandi talked about why we skipped garage sales for 2024, and we will have it open for discussion in 2025.

Vanessa made a motion to accept. Archie seconded. No further discussion. **Report accepted.**

Spring Cleanup

In 2023, we could not do a spring cleanup. We did not have enough volunteers to make any of the dates that were available to us.
We talked about how critical it was to have volunteers. We need volunteers to keep activities going.

Elections

We currently have 2 open positions, and 2 people running. Kory explained the process of election, and introduced the 2 candidates. Brian Kitt and Ricardo Mercadi are running.

There were 42 proxies, which voted for both members. The results were 62 for Brian, and 53 for Ricardo

NW-TRI-C

Dave Hansen gave a report on TRI-C. Dave explained that TRI-C was Cherry Hills, Cherry Ridge and Crown Point. Dave reiterated how important it was to call 911 if there is a suspicious activity, or an incident. The policing of the area is driven by the 911 calls.
Dave talked about being prepared for cell service outage. Be sure you have phone numbers for whom to call if your various services are down.
Halloween is the most dangerous time of the year for Cherry Hills, and for the last 3 years, the OPD Helicopter was brought in to control crowds.
PAC meetings are the third Tuesday of every month. Everyone is welcome to talk about current issues with the police. Dave gave out information on joining NW-TRI-C, just contact him and he will give you information.

Open Questions

A question was brought up about the fence between Cherry Hills and ‘The Bluffs at Cherry Hills’. Brian explained the process for doing this. We would be required to get an easement on every single homeowner from Ida to Military. If even one homeowner said ‘no’, then the entire project is blocked. All money spent to this point, is lost.
A question was brought up about the elections, and what position people are ‘elected to’. The answer is that people are elected to the board as a board member. The board then votes members into officer positions. The president will then assign committee chairs.
A question was brought up about volunteer work. Kory asked anyone interested in volunteering, to give us their information.

Old Business

None

New Business

A question was brought up if we knew about 2024 plans for ‘The Nightmare on Redick’. At this time, we have no information, but we hope it’s not going to happen.

Next Meeting May 12th, 2025

Virginia made a motion to adjourn. Dave seconded. Meeting was adjourned at 8:01.
Minutes approved by: **Cherry Hills Homeowners Association Board of Directors**

Signed:

_____/_____/2025
Nestor Feliciano, President **Dated**

_____/_____/2025
Brian Kitt, Secretary **Dated**