

Cherry Hills Homeowners Association Meeting Minutes

September 7th, 2021

Opening Comments

Eldon called the meeting to order on 9/7/2021 at 6:33 at Cherry Hills Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Kim Kitt, Marvin Blocker, Matt (new resident)

Brian stated that we do have a quorum present.

Secretary's Report

Brian read the report from August 3rd. Kory made a motion to approve. Sandi seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

No report.

Election Committee Report.

No report

Communications Report

There was very little communication to report. Brian gave an update on the phone calls and email.

Legal Report

No update

Grounds Report.

Ron & Tom's completed all repairs. The total damages were \$10,230. Kory did a walkthrough, and feels that everything has been addressed as per agreement.

Kory has been out a couple of times to pick up trash, Brian & Kim also walked a couple of times for trash.

Kory brought up concerns about the tree at 103rd & Ida. Brian has already reported this 3 times. Additional board members are going to reports this.

Kory discussed the charges from the yard market for \$839.95 and \$42.74 for plant materials and landscaping materials.

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

Treasurer's Report

There is currently \$48,479.42 in checking. There is \$3,848.44 in A/R.

Sandi still has not heard from attorney on foreclosures

Sandi is going to send letters to home owners that are in jeopardy of getting a lien.

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

Covenant Report

Brian gave the report, and talked about the outstanding violations. Brian sent out more than 20 letters this month, and has filed 5 liens due to residents ignoring repeated attempts to correct violations. Brian gave a status on all outstanding violations.

We discussed solar panels, and how we want to proceed on this. The board is currently split on this, but we are unanimous that the 'home made' are not acceptable. The newer 'Tesla' panels are very attractive, and the board seemed in agreement that these were acceptable.

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

