

## Cherry Hills Homeowners Association Meeting Minutes

May 6th, 2025

### Opening Comments

Nestor called the meeting to order on 5/6/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

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

Brian stated that we do have a quorum present.

**Visitors:** Dave Hansen

### Secretary's Report

Brian read the report from April. Sandi made a motion to approve. Brian seconded. **Report Accepted.**

### Social Committee Report/Welcome Committee

No welcome packets, but a number of houses are in the sales pipeline. Sandi said at this time, only about 5 people are interested in garage sales. Sandi made a motion to accept. Brian seconded. **Report Accepted**

### Cleanup Committee Report.

No update

### Communications Report

5 phone calls, various concerns. Brian took care of all of them. Sandi made a motion to approve. Brian seconded.

**Report Accepted.**

### Legal Report

Holland has been evading the constable, so the lawsuit was cancelled due to inability to contact him.

Nestor pointed out that his neighbor has a 'bed and breakfast', and we need to file an action on that. Brian made a motion to have attorney send a 'cease and desist' to Rashag Dacus 6406 N 102<sup>nd</sup> Avenue. Sandi seconded. **Motion Approved.**

### Grounds Report.

TnT completed the cutback 103<sup>rd</sup> & Ida, 105<sup>th</sup> & Ida and 103<sup>rd</sup> and Military entrances, for \$350. Signs at the 103<sup>rd</sup> and 105<sup>th</sup> and Ida were painted, with a total cost of \$250 - \$300. Heartland has been contracted for five applications.

Mulhall's and Yard Market has not yet responded to calls. Brian made a motion accept. Sandi seconded. **Report Accepted.**

### Treasurer's Report

There is currently \$33,110.35 in checking. \$35,730.87 in CD. There is \$5,639.41 in A/R. Sandi talked about a number of people that paid this month, and those that we are filing actions on. Brian offered to write a letter to Jean to talk about change of bookkeepers. Brian made a motion accept. Sandi seconded. **Report Accepted.**

### Covenant's Report

4 requests for improvement. 1 was an 'above ground pool', and that was denied. The other 3 were approved.

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

### Old Business

None.

### New Business

Everyone should arrive at Legend's around 6:15. Brian will make ballots. Dave and Kim will run the check in. Brian will

make the home owner list. Everyone should have their report ready.

**Next meeting June 3rd, 2025**

Brian made a motion to adjourn, Sandi 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:**

_____	_____/_____/2025
<b>Nestor Feliciano, President</b>	<b>Dated</b>

_____	_____/_____/2025
<b>Brian Kitt, Secretary</b>	<b>Dated</b>