

Cherry Hills Homeowners Association Meeting Minutes

September 9th, 2025

Opening Comments

Kory called the meeting to order on 9/9/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Sandi Hansen, Darlene Trotter, Levi Sandbulte, Kory Delkamiller, and Nestor Feliciano excused.

Brian stated that we do have a quorum present.

Visitors: Dave Hansen, Rich Puntenev Pam Puntenev, and Kim Kitt

Secretary's Report

Brian read the report from August. Levi made a motion to approve. Darlene seconded. **Report Accepted.**

Social Committee Report/Welcome Committee

Nestor delivered 1 welcome packet.

Cleanup Committee Report.

No report.

Communications Report

6 phone calls, Brian took care of the calls. Sandi made a motion to approve. Levi seconded. **Report Accepted.**

Legal Report

2 accounts were taken to small claims court, and we won both. The \$5,000 retainer was sent for attorney fees for the Short Term Rental. We've heard nothing more from Holland. Darlene made a motion to accept. Brian seconded.

Reported Accepted.

Grounds Report.

Mindy painted signs at 107th and Military. Kim, Sandi and Kory are going to finish the signs.

Tree services of Omaha will remove all stumps for \$2,500. Brian made a motion to approve. Sandi seconded. **Motion Approved.**

T&T had some issues with mowing. Kory talked about the damage to the fence and missed areas of grass.

Kory talked about the issues with Forest Green, and the follow up from the call. They did a great follow up job.

Kory talked about the tuck pointing of the signs around the neighborhood.

We have an offer for plants from a home owner; we are going to accept the donation.

Sandi sanded and stained the bench in the common area at 103rd and Ida.

Sandi recommended Miracle grow for the new plants, and rose fertilizer for the knock out roses.

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

Treasurer's Report

There is currently \$19,721.33 in checking. \$30,467.15 in CD. There is \$5,021.72 in A/R.

Sandi made a motion to leave 'overpaid' balances on the homeowner's account, unless they ask for it back. Levi seconded. **Motion Approved.**

Sandi made a motion to pay Jean \$37.50 for bookkeeping, and 75\$ an hour for taxes. Darlene seconded. **Motion Approved.**

Our insurance company has elected to not renew the fence coverage. They also did not renew the DBO insurance. They are stopping coverage in the state for fences like this.

Levi made a motion to accept. Darlene seconded. **Report Accepted.**

Covenant's Report

Brian sent multiple letters for weeds and trees.

Brian made a motion to send a letter to the attorney to send letter to day care. Darlene seconded. **Motion Accepted.**

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

Old Business

6516 N 106th street is running a business out of their garage.

New Business

Dave, from OCCP talked about the overgrowth in the back of the yards. We should call Omaha Hotline

Dave pointed out that a mailbox in a 5 gallon bucket is actually against city ordinance.

Douglas county is cracking down on vehicles that are not licensed.

Next meeting October 7th, 2025

Darlene made a motion to adjourn, Kory seconded. Kory adjourned the meeting at 7:32 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

Minutes approved by: **Cherry Hills Association Board of Directors**

Signed:

_____	_____/_____/2025
Nestor Feliciano, President	Dated

_____	_____/_____/2025
Brian Kitt, Secretary	Dated