

Cherry Hills Homeowners Annual Homeowners Meeting Minutes
Monday, May 8th, 2023

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 do have a quorum present.

Secretary's Report

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

Financial Report

Sandi read the financial report for last year.

For 2022, dues collected was \$26,455.00. Assessment collected was \$144,150.00. Expenses were \$101,551.19. Current assets are \$143,072.67.

Sandi gave an enumeration of all expenses for the year and explained why some of them were necessary.

Sandi stated that we are going to use every legal means at our disposal to get past dues collected.

Walters asked about the balance sheet, and if we are in the black/red.

Nate asked if the numbers were current, or if they were from 2022-year end.

Paul asked if people gave a reason why they didn't pay.

Kim made a motion to accept. Nathan seconded. **Report accepted.**

Grounds Report

Kory stated that the primary job of the board is to maintain the common area, fence and entrances.

Kory gave an update on the fence bidding and replacement. He stated that Ron & Tom's repair was the vendor chosen to the work. Phase 1 was completed in 2022. Phase 2 started May 2 along Military.

The board also removes litter, and trash as well as a fall cleanup.

We trimmed common trees and shrubs, and planted numerous new plants.

Kory gave an update on our current vendors for mowing, mulching, fertilizing and fencing.

Snow removal is done by the city, and we have no control over it.

Kory thanked everyone for paying into the fence assessment.

Kathleen thanked us for all the work that we do.

Nathan made a motion to accept, Jennifer seconded. No further discussion. **Report accepted.**

Covenants Report

Brian read the covenants report, and gave an update on covenants.

There was a lot of discussion about problems in the neighborhood with yards, trees, and sheds.

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

Social Committee

There have been 23 homes sold during 2022.

We did the garage sale for last year, and about a dozen homes participated.

This year, no spring cleanup could be coordinated between the city and the board.
A question was asked about why the garage sale was moved to earlier in the year. This was because people did not like the June date.
Kathleen made a motion to accept. Linette seconded. No further discussion. **Report accepted.**

Elections

We currently have 2 open positions, and 2 people running. Kory explained the process of election, and introduced the 2 candidates.

Nestor explained how proxies work and how important they are to this process.

There were 35 proxies, which voted both. The results were 53 for Nestor, and 51 for Eldon.

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 discussed some of the crimes happening in the area.

He talked about the importance of using Ring Camera's and Cell Phones to record people doing suspicious activities.

Nathan made a motion to accept. Donna seconded. **Report accepted.**

Old Business

None

New Business

Open Questions

Mary talked about the parking on Mary Street

Next Meeting May 13th, 2024

Nathan made a motion to adjourn. Kathleen seconded. Meeting was adjourned at 8:34

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

Signed:

_____/_____/2024
Nestor Feliciano, President **Dated**

_____/_____/2024
Brian Kitt, Secretary **Dated**