

Cherry Hills Homeowners Annual Homeowners Meeting Minutes
Monday, May 12th, 2025

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. Kim seconded. **Minutes were approved.**

Financial Report

Sandi read the financial report for last year.

For 2024, our total assets \$76,702.85, uncollected dues \$16,152.58, expenses were \$95,437.08.

Sandi talked about the problems we had converting from Desktop to Cloud version of QuickBooks

8 people owe more than \$200 in dues. We have started using small claims court to go after delinquent dues. We have so far collected in full on 9 out of 10 cases.

Marcia made a motion to accept. Mary seconded. **Report accepted.**

Grounds Report

Kory explained the process of upkeep on common areas and fence. Kory talked about the cost savings we have realized with the new fence.

Kory discussed the litter cleanup and herbicide applications.

Mutchie tree service has continued to take care of trees in the area.

TnT is continuing to do lawn service. Their contract will expire at the end of the year, so we will look for new providers.

There has been no more vandalism since 2023.

For 2025, we are going to have a professional landscaping service coming in to take care of islands and common areas.

We are looking for volunteers to pick up trash along Ida and Military on weekends.

Kory thanked the volunteers that have helped pick up trash, can clean entrances. He called out Emily, Lee, and Marcia specifically for their volunteer work.

Amber made a motion to accept, Kathleen 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. Brian explained the process of covenants.

A question came up about building a fence to hide trash cans. Nestor explained the process of building the fence. Brian added 'please call diggers hotline'.

A question came up about siding and painting. Nestor explained the process of asking for permission for improvements.

Kathleen added 'repairs and maintenance' are generally ok without approval, only alterations really need approval.

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

Social Committee

We had 10 new home owners for 2024, Sandi and Nestor take care of meeting this.

For garage sale, we currently have only 5 people interested in a neighborhood garage sale. We were hoping to get about 10 people before we set up advertising for a 'neighborhood garage sale'.

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

Spring Cleanup

In 2024, we had a great spring cleanup. Thanks to Art for all of his help with that. For 2025, we had a missed connection with the city and were excluded. We learned lesson for 2026.

Elections

We currently have 3 open positions, and 3 people running. Kory explained the process of election, and introduced the 3 candidates. Nestor Feliciano, Levi Sandbulte and Darlene Trotter. All 3 gave a short talk about themselves.

There were 35 proxies, which voted for all 3 members. The results were 57 for Nestor, 59 for Levi, and 58 for Darlene.

Old Business

Kathleen brought up the issue with cars parked on both sides of the street. Nestor said that when this happens, people should call the police.

Marcia asked if Ida was going to be closed due to the construction West of Legends. As of now, the board knows of no planned closings of Ida.

New Business

Paul asked with 2 new members, are there 2 members leaving. Nestor explained that the board should be 6 members, and we are actually 2 short.

Marvin asked if the reports are available ahead of time. He had concerns about the PayPal fees. He stated he didn't like the 'convenience fees' that we were getting charged.

A question was brought up about Venmo. The board will look into that.

A question was asked 'what are the welcome packets', and Sandi talked about the contents of the welcome packets.

NW-TRI-C

Dave Hansen gave a report on Tri-C. Dave's been with OCCP for 12 years. This includes Cherry Ridge, Cherry Hills and Crown Point. There are currently 4 members from the neighborhood on OCCP.

Dave talked about the cameras on Ida and Military.

Dave discussed the doorbell camera registry, where people can register their cameras so police know where cameras are in the event of criminal activity.

A question was asked about current criminal activity. Dave gave a list of some of the current crimes.

Next Meeting May 11th, 2026

Lee made a motion to adjourn. Robert seconded. Meeting was adjourned at 8:23.

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

Signed:

_____/_____/2026
Nestor Feliciano, President **Dated**

_____/_____/2026
Brian Kitt, Secretary **Dated**