

Cherry Hills Homeowners Association Meeting Minutes
September 3rd, 2024

Opening Comments

Nestor called the meeting to order on 9/3/2024 at 6:32 at Holiday Inn Express. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Sandi Hansen, Kory Delkamiller, Nestor Feliciano and Ricky Mercado excused. Brian stated that we do have a quorum present.

Visitors: Kim Kitt

Secretary's Report

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

Social Committee Report/Welcome Committee

No update

Cleanup Committee Report.

No update.

Communications Report

The only issue was a fence down between 2 neighbors.

Legal Report

Nestor dismissed 3 more small claims, and worked on the arrangement with Holland.

Kory made a motion to accept. Sandi seconded. **Report accepted.**

Grounds Report.

Kory asked Tom for a bid on broken fence at 105th and Ida. He has not yet responded. We feel he is probably overwhelmed by fence repairs now. Kory noticed another spot where the fence was damaged by the mower. Kory put another 10 gallons of round up down. Kory still has to do 106th circle and 102nd Avenue circle. We discussed the broken branches at 103rd and Ida.

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

Treasurer's Report

There is currently \$27,837.01 in checking. \$30,000 in CD. There is \$2,661.09 in A/R.

Sandi discussed collection efforts. Currently only 3 home owners with a balance over \$100.

Sandi made a motion to pay the attorney in full. Brian seconded. **Motion Accepted**

Kory made a motion to accept. Brian seconded. **Report accepted.**

Covenant's Report

Brian talked about the letters sent for the month. There are only 2 outstanding violations. The siding on the houses at 102nd Avenue, and 106th Circle are finally getting repaired.

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

Old Business

We talked about the group home. They are almost all moved out. Sandi asked if we had an update on the sign painting.

There is no update. Sandi is going to find out if we can get her brother to repair the mortar on the signs.

New Business

Kory talked about the laws for repairing fence downed by trees. Kory talked about Jason Ray’s trees and damage done to his sidewalk by the fence crew. Brian suggested we get a bid to repair it, and we should repair it. Kory asked for approval to have a professional service come out and take care of weed control. The board asked to get a bid for this.

Next meeting October 7th, 2024

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:14 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

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

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