

Cherry Hills Homeowners Association Meeting Minutes

April 1st, 2025

Opening Comments

Nestor called the meeting to order on 4/1/2025 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

Brian stated that we do have a quorum present.

Visitors: Kim Kitt and Dave Hansen

Secretary's Report

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

Social Committee Report/Welcome Committee

Sandi suggested we put out a request for people interested in garage sales. If we get 10 or more, we will go forward.

Kory made a motion to approve, Brian seconded. **Report Accepted.**

Cleanup Committee Report.

There was a mis fire on us getting the city neighborhood update done in February, and because of this, we were excluded from 'spring cleanup'.

Communications Report

3 phone calls, 2 emails on bills, Brian took care of 2 calls, Sandi took care of third. Sandi made a motion to approve. Kory seconded. **Report Accepted.**

Legal Report

No update.

Grounds Report.

Fresh Cut Lawn and Landscape completed the work and they have been paid. Kory contacted T&T, and they start on 4/7 for mowing. Kory called Mulhall's and Yard Market to get estimates for plants and upkeep. Kory talked to the art teacher and is getting that paint job lined up. We talked about the utility boxes along Military road that seem to be abandoned. Both Kory and Dave are going to try contacting the city for advice. We talked about removing the tree at 103rd and Military that is pushing out on the fence and entrance sign. We then talked about weed issues in common areas. Sandi made a motion to approve, Brian seconded. **Report Accepted.**

Treasurer's Report

There is currently \$35,050.81 in checking. \$35,860.62 in CD. There is \$7,992.78 in A/R. We talked about liens and small claims on those that are unpaid. Sandi and Brian met with the new book keeper and we have him working to clean up QuickBooks. Sandi discussed the proposal from the book keeper for both one time cleanup of conversion, and ongoing maintenance.

Sandi made a motion to go with the one-time QuickBooks cleanup. Brian seconded. **Motion Accepted.**

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

Covenant's Report

No activity for the month.

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

Old Business

None.

New Business

Annual meeting will be Monday 5/12/2025 from 7 to 8
We need to get newsletter articles to Brian by the 15th
We need to go out and get proxies for 2025 annual meeting, since there is no cleanup.

Next meeting May 6th, 2025

Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:11 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