

Cherry Hills Homeowners Association Meeting Minutes

June 3rd, 2025

Opening Comments

Nestor called the meeting to order on 6/3/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Sandi Hansen, Nestor Feliciano, Kory Delkamiller, Darlene Trotter, Levi Sandbulte. Brian stated that we do have a quorum present.

Visitors: Dave Hansen, Kim Kitt

Secretary's Report

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

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

No report.

Communications Report

2 phone calls, one for a preferred vendor list, and one for a dog pooping in yard. Brian took care of both calls. Levi made a motion to approve. Darlene seconded. **Report Accepted.**

Legal Report

No update.

Grounds Report.

Kory met with Forest Green they said the initial bid will be high because there is a lot of work to get the common areas cleaned up. Kory also met with JM Caulking to get the signs caulked. Kory also met with Robert's Nursery.

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

Treasurer's Report

There is currently \$33,297.26 in checking. \$35,730.87 in CD. There is \$5,033.67 in A/R. Sandi talked about a number of people that paid this month, and those that we are filing actions on. She talked about the efforts to collect from Holland. Kory made a motion to accept. Levi seconded. **Report Accepted.**

Covenant's Report

No activity this month for covenants. Sandi discussed the weeds at the house on 102nd and Nebraska. Kory talked about the improvements on the house on 106th Circle. Nestor talked about the bed and breakfast, and operating a business out of your house. The goal is to keep out businesses that are disruptive to neighbors.

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

Old Business

Sandi talked about the roses dying out. Kory said this will be addressed with the bids from the vendors.

New Business

Levi brought up the question about the bank fees and the complaint from Marvin Blocker on the bank fees. We discussed this at length. Darlene asked about the limits of what we can do to help homeowners struggling to keep their yards up. Dave talked about new people moving into 10414 Newport. Dave looked around for homeless people, but

could not find them. He talked about the 6726 N 104th with a construction container for months. Dave pointed out that the annual meeting minutes are not current on the website.

Next meeting July 1st, 2025

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:20 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**