

Cherry Hills Homeowners Association Meeting Minutes

July 1st, 2025

Opening Comments

Nestor called the meeting to order on 7/1/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Dave Hansen, Kim Kitt, and Verdell Temple

Secretary's Report

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

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

No report.

Communications Report

5 phone calls, Brian sent a dues question to Sandi. Brian took care of the other 4 calls. Sandi made a motion to approve. Kory seconded. **Report Accepted.**

Legal Report

2 claims were filed on dues that were owed. One paid in full immediately. The second one has not contacted us. Nestor will file 2 more in July. Brian made a motion to approve. Darlene seconded. **Report Accepted.**

Grounds Report.

Kory and Levi worked on 103rd and 105th entrances to clean up some of the weeds and branches. They also cleaned up the bench area and sprayed for weeds. 35 gallons of weed killer were applied. He got bids back on the cleanup. Roberts bid was just shy of \$65,000, with a lot of new plants. Forest Green was about \$25,000; however, it included no new plants. The board talked about trying to do some of the work this year, and getting Forest Green to take over next year. Levi has a crew that will clean up trees and remove waste. Levi made a motion to pay them \$760 to remove trees. Kory seconded.

Levi is still getting bids on painting and sealing signs.

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

Treasurer's Report

There is currently \$31,861.63 in checking. \$36,004.86 in CD. There is \$4,450.68 in A/R. Jean has filed an extension to file our income taxes. Sandi made a motion to pay attorney in full. Brian seconded. **Motion Approved.**

Sandi said the bookkeeper resigned due to the complexity of issues with online QuickBooks. Sandi then noted that the desktop version is available again, and we may want to go back to that version for future needs.

Kory made a motion to accept. Darlene seconded. **Report Accepted.**

Covenant's Report

Brian sent 1 letter for an unkept lawn, and 1 letter for improvements. 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. We had a great deal of discussion about what is a 'business operating out of a house'.

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

Old Business

None

New Business

Kory sent Heartland the video that Dave captured with the kid spraying for weeds. No response yet.
3 homes are up for sale right now in Cherry Hills.
We had a lot of discussion about cars parking on the street.

Next meeting August 5th, 2025

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 8:15 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