

Cherry Hills Homeowners Association Meeting Minutes

August 5th, 2025

Opening Comments

Nestor called the meeting to order on 8/5/2025 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, Rich Puntenev and Pam Puntenev

Secretary's Report

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

Social Committee Report/Welcome Committee

Sandi talked about new house purchases. Kory made a motion to accept. Darlene seconded. **Report Accepted.**

Cleanup Committee Report.

No report.

Communications Report

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

Legal Report

Nestor gave an update on how the court process went for Raznick. Levi made a motion to accept. Sandi seconded. **Reported Accepted.**

Grounds Report.

Kory talked about the tree removal. The entire board was very pleased with this. Kory sprayed another 15 gallons of weed killer to keep the weeds down on the islands.

Kory plans to sign the contract with Forest Green for island cleanup.

Levi talked about the sign painting. He had two people come out today to do estimates.

Kory talked about the sealing, and J&M hasn't gotten back to him. He's going to look at other contracts.

We talked about the plant materials we are going to use to spruce up the common areas.

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

Treasurer's Report

There is currently \$30,348.93 in checking. \$30,467.15 in CD. There is \$5,497.20 in A/R.

Nestor and Sandi tried collecting from a few home owners so we don't have to take them to court.

Sandi talked about updates on other past due accounts.

Sandi talked about the issue with Quickbooks, and trying to hire a bookkeeper to help us.

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

Covenant's Report

Brian sent multiple letters for weeds and trees.

Brian talked about the house at 105th & Nebraska and the tree stump.

Kory talked about a homeowner who is doing work out of his garage. 2 houses down from Kory, yellow house.

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

Old Business

The attorney asked for a \$5,000 retainer to take the 'Short Term' rental to court, and have the dispute resolved in court. Brian made a motion to file the case, and approve the \$5,000 retainer. Darlene seconded. **Motion Accepted.**

New Business

Levi talked about the Ida fence line near 103rd St, where the really steep bank is. He suggested planting native grasses that will look really good on surfaces such as that. It would require killing the seed bed currently, and starting over.

Kory would like to give Tree Services of Omaha the bid to take out stumps around the neighborhood.

Kory asked Dave about cars with no tags on Redick. There are 3 to 5 cars not registered.

Nestor talked about how nice the entrances are starting to look, and wanted to use 103rd and Military as our 'template' for other islands/entrances.

We talked about doing a cleanup on common areas 10/18

Next meeting September 9th, 2025

Darlene made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:52 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

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| _____ | _____/_____/2025 |
| Nestor Feliciano, President | Dated |

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| _____ | _____/_____/2025 |
| Brian Kitt, Secretary | Dated |