

Cherry Hills Homeowners Association Meeting Minutes

October 7th, 2025

Opening Comments

Nestor called the meeting to order on 10/7/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Dave Hansen, Kim Kitt, Chuck and Margret Karpf, Toby, Sarah & Riley Scobee

Secretary's Report

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

Nestor asked for a motion to halt the order of business, and proceed with the day care issue. Kory made a motion to approve, Levi seconded. **Motion Accepted.**

Sarah gave an update on the day care and her current licensing. We had a lengthy discussion on this with the attorney. In the end the day care is going to try to change the covenants.

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

No report.

Communications Report

6 phone calls, Brian took care of the calls. We talked about a spotlight in the neighbor's yard. Levi pointed out that this is a covenant violation. Sandi made a motion to approve. Darlene seconded. **Report Accepted.**

Legal Report

We have not received payment from the 2 cases that we won. We talked about the possibility of garnishing the defendants.

Grounds Report.

Kory talked about caulking and tuck pointing of signs. Kory made a motion to have Revival Caulking and Restoration caulk, tuck point, and seal all 11 signs for a total of \$14,074. Levi seconded. **Motion Accepted.**

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

Treasurer's Report

There is currently \$20,117.63 in checking. \$31,367.72 in CD. There is \$4,053.47 in A/R.

Sandi read a letter she plans to send to the late home owners. Kory made a motion to send. Darlene seconded. **Motion Approved.**

Sandi made a motion to pay Jean \$300.00 for bookkeeping.

Sandi investigated insurance. Insurance for the fence will be \$10,000 per year. We will not move forward on this. DBO insurance will be \$900 per year.

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

Covenant's Report

Brian gave an update on all outstanding violations.

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

Old Business

Reminder of cleanup on the 18th.

New Business

Nestor will not be at the meeting next month.

Next meeting November 4th, 2025

Kory made a motion to adjourn, Brian seconded. Nestor adjourned the meeting at 8:32 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

Nestor Feliciano, President

_____/_____/2025

Dated

Brian Kitt, Secretary

_____/_____/2025

Dated