

Cherry Hills Homeowners Association Meeting Minutes

November 4th, 2025

Opening Comments

Kory called the meeting to order on 11/4/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Sandi Hansen, Darlene Trotter, Kory Delkamiller, Levi Sandbulte absent, and Nestor Feliciano was excused.

Brian stated that we do have a quorum present.

Visitors: Dave Hansen, Kim Kitt

Secretary's Report

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

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

No report.

Communications Report

3 phone calls, Brian took care of one, the other 2 were passed to Sandi for dues questions.

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

Legal Report

No update

Grounds Report.

Fall cleanup went very well, we cut down 2 trees, and trimmed numerous trees. Several plants were planted as well.

Revival Caulking will do the work starting Monday.

2 Autumn Blaze trees were planted in islands to fill out open spaces.

City reimbursement has been submitted. It might be larger for 2026.

Kory will look at new mowing companies for 2026.

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

Treasurer's Report

There is currently \$18,737.43 in checking. \$31,311.76 in CD. There is \$3,537.41 in A/R.

We talked about what to do with a number of outstanding homeowners.

Sandi made a motion to send Yani to the attorney for collection. Darlene seconded. **Motion Accepted.**

17 people have not paid dues for the year.

On November 9th, Sandi will cash in a CD for paying for the sign work.

Taxes were filed for 2024

The DBO changed from \$900 to over \$3000 unexpectedly. So Sandi is looking for other insurance.

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

Covenant's Report

Brian gave an updated on all outstanding violations.

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

Old Business

No update from day care.

No update from short term rental

The house doing car repair out of their garage has shut down.

New Business

Brian talked about the sign with asking people to pick up after their dog. The board agreed, this is not an advertising sign, so we will not prohibit this. The covenants prohibit *advertising* signs.

Dave talked about the party bus that dropped off rabble rousers. He talked about some of the traffic issues with Halloween.

We went through the budget for 2026, and prepped that for billing for December.

Nestor talked a little more about the dog poop sign, and city ordinance related to dog waste.

Next meeting December 4th, 2025

Brian made a motion to adjourn, Darlene seconded. Kory adjourned the meeting at 7:32 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