

Cherry Hills Homeowners Association Meeting Minutes

December 4th, 2025

Opening Comments

Nestor called the meeting to order on 12/4/2025 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

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

Brian stated that we do have a quorum present.

Visitors: None

Secretary's Report

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

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

No report.

Communications Report

No phone calls for the month.

Legal Report

Nestor talked a little about the short-term rental.

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

Grounds Report.

The mortar work on the sign is complete, however, they have not finished 'cleanup' on the mortar. Then it needs to be sealed.

Kory is looking for a new mowing company for 2026. He missed the deadline for fixing the fence.

The stump removal is still on hold, as the machine is still broken down.

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

Treasurer's Report

There is currently \$27,868.90 in checking. \$21,466.76 in CD. There is \$27,465.83 in A/R.

The insurance was bound for DBO, for \$2,478 for one year.

\$319 was paid for transaction pro to assist with QuickBooks shortcoming.

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

Covenant's Report

Brian gave an updated on all outstanding violations.

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

Old Business

New Business

Next meeting January 6th, 2026

Darlene made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 6:44 PM.

Minutes respectfully submitted by Brian Kitt, Secretary.

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

Signed:

_____	_____/_____/2026
Nestor Feliciano, President	Dated

_____	_____/_____/2026
Brian Kitt, Secretary	Dated