

## 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 update 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:**

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\_\_\_\_\_/\_\_\_\_\_/2026  
**Nestor Feliciano, President** **Dated**

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\_\_\_\_\_/\_\_\_\_\_/2026  
**Brian Kitt, Secretary** **Dated**