

Cherry Hills Homeowners Association Meeting Minutes

January 6th, 2026

Opening Comments

Nestor called the meeting to order on 1/6/2026 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Kim Kitt, Dave Hansen

Secretary's Report

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

Social Committee Report/Welcome Committee

No report.

Cleanup Committee Report.

No report.

Communications Report

No phone calls for the month of December. We did finally get a call on the house where we won the lawsuit. Nestor and Sandi will work together to collect that money.

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

Legal Report

No report.

Grounds Report.

The sign work is completed and paid.

We still owe TnT money, but they have not yet repaired the fence from their last mow.

Brian asked if we need to do any more maintenance, and Kory said there is a little bit more that needs done.

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

Treasurer's Report

There is currently \$28,981.35 in checking. \$20,830.68 in CD. There is \$13,614.25 in A/R.

Sandi gave an update on the CDs, and when they will renew.

Sandi talked about 3 invoices returned to sender. Nestor will research.

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

Covenant's Report

Brian gave an update on all outstanding violations. Most of the violations have been cleaned up.

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

Old Business

Sandi asked what we should do with cameras that were taken down. The board decided to put them in the storage shed.

Sandi asked to check into the date of the Flowers' bankruptcy so we know when they should be paying dues.

New Business

Sandi made a motion that HOA pays for the CCC dues. Kory seconded. **Motion Approved.**

Levi resigned from the board, the board acknowledged that he brought great energy to the board.

Dave suggested putting a notice on Next Door about open board positions. Sandi will follow up on this.

Dave asked if Brian would like help verifying covenants, Brian said 'that would be great'.

Dave is going to water the new trees tomorrow.

Next meeting February 3rd, 2026

Sandi made a motion to adjourn, Kory seconded. Nestor adjourned the meeting at 7:08 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