

Cherry Hills Homeowners Association Meeting Minutes

February 3rd, 2026

Opening Comments

Nestor called the meeting to order on 2/3/2026 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

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

Visitors: Kim Kitt, Dave Hansen, Rich & Pam Puntenev and Toby Scobee

Secretary's Report

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

Social Committee Report/Welcome Committee

5 home sales in the last couple of months, Nestor will hand out packets.

Cleanup Committee Report.

No report.

Communications Report

There were a number of phone calls for the month of January. Brian and Sandi split these calls.
Sandi made a motion to approve. Brian seconded. **Report Accepted.**

Legal Report

No report.

Grounds Report.

No report.

Treasurer's Report

There is currently \$33,461.83 in checking. \$31,398.78 in CD. There is \$8,992.26 in A/R.

Sandi recommended we renew the CD for 6 more months. Brian seconded. **Motion Accepted.**

Sandi reported that all 1099's were filed and taxes are filed for the year.

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

Covenant's Report

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

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

Old Business

Toby Scobee heavily chastised the board for enforcing the covenants, assuring us that no one reads contracts they sign.

New Business

Next meeting March 3rd, 2026

Sandi made a motion to adjourn, Darlene seconded. Nestor adjourned the meeting at 6:51 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**