

## Cherry Hills Homeowners Association Meeting Minutes

March 3rd, 2026

### Opening Comments

Nestor called the meeting to order on 3/3/2026 at 6:32 at Holiday Inn Express. This is a regularly scheduled board meeting.

**Roll Call:** Present was Brian Kitt, Nestor Feliciano, Sandi Hansen, Kory Delkamiller, and Darlene Trotter

Brian stated that we do have a quorum present.

**Visitors:** Kim Kitt, Dave Hansen, Rich & Pam Punteney

### Secretary's Report

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

### Social Committee Report/Welcome Committee

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

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

### Cleanup Committee Report.

We are registered for the cleanup, and Kory is planning to go to the vendors meeting March 18.

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

### Communications Report

There were 3 phone calls for the month of January. Brian took all of these calls.

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

### Legal Report

We talked about the outstanding legal issues with the short term rental. Brian gave an update on all documentation he gave to the attorney.

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

### Grounds Report.

Forest green will be cutting back and mulching this week.

Kory met with a new mowing company Sun Valley, they sound too good to be true. Hopefully they are not super expensive. Kory is going to meet with 2 more contractors, because mowing starts up in April

We are in a dispute with TnT mowing due to a \$720 invoice that we paid, that they claim we have not paid. We've sent him information in August, and again last month. Ron & Tom's repair has come out and repaired the fence from TnT running into the fence.

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

### Treasurer's Report

There is currently \$36,767.64 in checking. \$21,311.76 in CD. There is \$7,168.68 in A/R.

Sandi talked about outstanding balances, and liens that were filed.

We are going to file court action against Flowers for failure to pay.

Sandi gave an update on payment to attorney. We talked about the settlement for Holland account. Sandi discussed the balance due on the short-term rental. We talked about the balance due on various matters.

Sandi made a motion to pay on the general legal amount + the short-term rental. Kory seconded. **Motion Accepted.**

Darlene asked what we can do to keep this from happening again with another resident. Nestor explained that we can use this as a precedence for future incidents.

