

## Cherry Hills Homeowners Association Meeting Minutes

April 7th, 2026

### Opening Comments

Nestor called the meeting to order on 4/7/2026 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 Puntenev, Marvin Blocker

### Secretary's Report

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

### Social Committee Report/Welcome Committee

1 home sale in the last month, Nestor will hand out the packet.

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

### Cleanup Committee Report.

Kory talked about the spring cleanup April 25th. We organized volunteers for cleanup.

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

### Communications Report

There were 6 phone calls for the month of March. Brian & Sandi split these calls.

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

### Legal Report

Nestor filed 2 small claims actions. They are due to be in court May 21<sup>st</sup>.

We need to go to the constable with Flowers for a new delivery destination. Jason Ray has sent in payment.

Sandi discussed the issue with payment for Holland.

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

### Grounds Report.

Forest green has been paid, they will be out in a week or two for the next service.

Kory reviewed the TnT job, and said it's much improved, no broken fences.

Mutchie sprayed all trees for bag worms.

Six 13-gallon bags of trash have been picked up by Kory.

Kory gave an update on the vendors meeting for the neighborhood cleanup.

Sandi talked about putting out more plants in the common areas, Kory will work with her on this.

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

### Treasurer's Report

There is currently \$17,461.68 in checking. \$20,830.68 in CD. There is \$5,417.88 in A/R.

Sandi talked about an issue with QuickBooks on undeposited funds, our CPA will be looking into that.

Sandi discussed the outstanding balances, and the accounts we are going to take to court.

Kory made a motion to give Drummond until May 15<sup>th</sup>, before we go to court. Darlene seconded. **Motion Approved.**

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

**Covenant’s Report**

Brian gave an update on all outstanding violations. There was 1 improvement request for the month.  
Brian made a motion to send letters to all 33 home owners with trash cans. Kory seconded. **Motion Accepted.**  
Brian made a motion to approve Marvin’s request. Sandi seconded. **Motion Accepted.**  
Kory made a motion to approve. Sandi seconded. **Report Accepted.**

**Old Business**

None.

**New Business**

Sandi brought up 2 houses that are not fully painted, Brian will follow up on those.  
Brian will get the annual meeting notice out by the 20<sup>th</sup> of April  
Sandi would like to get new business cards with a picture of our entrance.  
Sandi brought up the spraying of the bricks at the entrances. Kory will follow up  
Sandi is planning to not renew the CD as we will need that money for expenses.

**Next meeting May 5th, 2026**

Kory made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:27 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**