

Cherry Hills Homeowners Association Meeting Minutes

May 5th, 2026

Opening Comments

Nestor called the meeting to order on 5/5/2026 at 6:33 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

Secretary's Report

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

Cleanup Committee Report.

We filled 3½ trash trucks, and completely filled one 40 yard recycle container. 12 bikes were dropped off, and about ½ full truck of household items.

Brian asked if we want to consider a 'fall cleanup', and the decision was not to do it.

Nestor and Darlene both commented how nice and patient people were.

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

Communications Report

There were 7 phone calls for the month. Brian & Sandi split these calls.

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

Legal Report

Nestor filed 2 small claims actions, and dismissed 1 for payment. Made an attempt to get Flowers destination updated.

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

Grounds Report.

TnT has been doing a much better job of mowing. Kory picked up more trash around the neighborhood.

Kory contacted the sign restoration company to seal the entrances, we are waiting for a response. We will discuss through email if the amount has changed.

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

Treasurer's Report

There is currently \$13,280.14 in checking. \$21,023.14 in CD. There is \$4,509.40 in A/R.

Sandi made a motion to pay Jean \$196.88. Kory seconded. **Motion Accepted.**

Sandi made a motion to zero out the legal fees for Holland. Darlene seconded. **Motion Approved.**

Sandi discussed the outstanding A/R balances.

Sandi discussed the letter from the IRS that was refused because it was blurry.

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

Covenant's Report

Brian gave an update on all outstanding violations. There were 5 improvement requests for the month.

Brian gave a detailed report on all of the letters sent for the month.

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

Old Business

None.

New Business

Kory made a motion to purchase safety vests for volunteers, and trash bags for trash pickup. We will get 5 large and 3 x-large vests. Darlene seconded. **Motion Accepted.**

Sandi asked how much we should discuss on lawsuit at the annual meeting, Nestor will address this at the meeting.

Brian asked about annual meeting so we can discuss placement of people for the meeting.

Darlene asked about having more social activities in the neighborhood. We are going to bring this up at the annual meeting.

Next meeting June 2nd, 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**