

Cherry Hills Homeowners Association Meeting Minutes

June 2nd, 2026

Opening Comments

Nestor called the meeting to order on 6/2/2026 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: Dave Hansen, Rich Puntenev

Secretary's Report

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

Social Committee Report/Welcome Committee

1 welcome packet was delivered by Nestor.

Cleanup Committee Report.

There is a tire pickup going on in Omaha June 6th at 2214 Washington, August 15 1818 Jane Street, November 7th Elkhorn Sewer plant. Sandi made a motion to accept, Darlene seconded. **Report Accepted.**

Elections Report.

Kory and Sandi were reelected successfully.

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

Communications Report

There were 9 phone calls for the month. Brian handled all these calls.

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

Legal Report

Nestor attempted to serve Flowers served at his place of business, rather than his home. 1 other homeowner was served. Brian made a motion to approve. Kory seconded. **Report Accepted.**

Grounds Report.

Forest Green did a great job cleaning up islands.

TnT has been doing a great job of mowing. Volunteers picked up more trash around the neighborhood.

Revival gave us an estimate 4,794\$ to seal the signs. We are not going to seal them at this time.

Kory made a motion to reimburse Brian 2 chains for chainsaw for his work on the association. Sandi seconded. **Motion Accepted.**

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

Treasurer's Report

There is currently \$11,647.40 in checking. \$21,023.14 in CD. There is \$4,274.65 in A/R.

Sandi discussed outstanding balances, and the outstanding legal fees.

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

Covenant's Report

Brian gave an update on all outstanding violations. There were 3 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

Darlene talked about responses she received for neighborhood activities.

New Business

Nestor talked about the trees taken out along I-680, and the noise level increase. We will send out an email.

Kory plans to spray the bank along Ida for weeds.

Rich asked about mulch in the parking area near the curb.

Next meeting July 14th, 2026

Sandi made a motion to adjourn, Darlene seconded. Nestor adjourned the meeting at 7:37 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