

Cherry Hills Homeowners Association Meeting Minutes

July 14th, 2026

Opening Comments

Nestor called the meeting to order on 7/14/2026 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, and Darlene Trotter

Brian stated that we do have a quorum present.

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

Secretary's Report

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

Social Committee Report/Welcome Committee

Darlene was able to acquire more Villagio's gift cards. She is almost out of magnets, Sandi is going to order more.

Kory made a motion to accept, Sandi seconded. **Report Accepted.**

Cleanup Committee Report.

No report.

Communications Report

There were 5 phone calls for the month. Brian handled all of these calls.

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

Legal Report

2 small claims were dismissed, 1 due to payment in full, 1 because Flower's ex is going to pay in full. She agreed to pay \$100 per month. Sandi will call her and arrange payments. We won the suit against Sledge.

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

Grounds Report.

Kory sprayed 15 gallons of weed killer on Ida. He also has 'tree killer', and will be putting that down soon.

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

Treasurer's Report

There is currently \$14,031.69 in checking. \$10,565.13 in CD. There is \$2,427.15 in A/R.

Sandi will be sending a new invoice out on August 1st.

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

Covenant's Report

Brian gave an update on all outstanding violations. There were no 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

Maggie emailed about the summary judgement getting filed, but there is no timeline for the decision. We still have not received an attorney's bill for the insurance company.

103rd & Military there is a mulberry tree that is growing out of control. Kory will take care of this.

Nestor talked about the open real estate listings in our neighborhood.

Sandi reiterated that we need to raise both dues and lien fees for 2027.

Dave will verify trash cans for covenant violations.

New Business

Darlene brought up the idea of having some kind of neighborhood gathering. We discussed various ideas for ways to facilitate this.

Next meeting August 4th, 2026

Darlene made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:36 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