

Cherry Hills Homeowners Association Meeting Minutes

August 4th, 2026

Opening Comments

Nestor called the meeting to order on 8/4/2026 at 6:30 at Holiday Inn Express. This is a regularly scheduled board meeting.

Roll Call: Present was Brian Kitt, Nestor Feliciano, Sandi Hansen, and Darlene Trotter. Kory Delkamiller excused. Brian stated that we do have a quorum present.

Visitors: Debbie Bloomer, Kim Kitt

Secretary's Report

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

Social Committee Report/Welcome Committee

Darlene needs to get more Villagio's gift cards. She has 1 packet to hand out.

Darlene 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. Sandi seconded. **Report Accepted.**

Legal Report

Nestor gave a quick update on new residents.

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

Grounds Report.

No Report

Treasurer's Report

There is currently \$17,629.47 in checking. \$10,624.60 in CD. There is \$2,092.46 in A/R.

Sandi made a motion to pay Jean for accounting services for \$243.76. Darlene seconded. **Motion Accepted**

Sandi made a motion to cash in the CD August 10th. Brian seconded. **Motion Accepted**

Sandi talked about the open case with the Air BnB. The court date will be September 8th.

Kory is writing a letter informing prospective buyers about the covenants that we will post on 'for sale' homes.

Darlene made a motion to accept. Brian 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

None

New Business

10267 Nebraska Ave is being remodeled and needs letters about violations.

Debbie asked for the plans for the bank along Ida. She is concerned about the killing of the milk weeds and grasses.

Debbie asked if we knew the purpose of the bike that was parked along Ida.

Darlene talked about 'One Omaha', which she is now a member of.

Next meeting September 1st, 2026

Darlene made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:18 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