

Cherry Hills Homeowners Association Meeting Minutes

September 1st, 2026

Opening Comments

Nestor called the meeting to order on 9/1/2026 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: None

Secretary's Report

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

Social Committee Report/Welcome Committee

Darlene reached out to Villagio's for more coupons. She was able to get coupons from Zesto's and Legend's as well. In regards to the welcome letter, Kory asked what amount we should put down for dues, since we are raising dues for 2027.

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

Cleanup Committee Report.

No report.

Communications Report

There were 6 phone calls for the month. Brian handled all of these calls. Brian noted we've had calls for a 'Cherry Hills HOA in Indiana', he will probably have Kim update the voice mail.

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

Legal Report

1 new welcome packet was handed out.

2 small claims courts were dismissed because they were paid out.

We discussed the hearing coming up for the Summary Judgement on the short-term rental.

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

Grounds Report.

City reimbursement will be about \$2,100 this year. We just have to send proper invoices to the city. We should have this check in November.

TnT has done a good job mowing this year.

Forest Green has also done a great job maintaining common areas.

We are going to skip mulching next year.

Kory proposed October 24th for area cleanup. Brian will ask for volunteers.

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

Treasurer's Report

There is currently \$9,145.90 in checking. \$10,559.71 in CD. There is \$1,923.22 in A/R.

Sandi talked about the budget for the rest of the year. It's going to be very tight.

Sandi talked about the people refusing to pay, and what we should do to collect.

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

Old Business

Kory asked if we were sealing the entrance signs. The board confirmed, we are out of money, and cannot do this.

New Business

None.

Next meeting October 13th, 2026

Darlene made a motion to adjourn, Sandi seconded. Nestor adjourned the meeting at 7:26 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