

Villages of Cherry Hills MHA Monthly Board Meeting

March 10, 2026

Attendance:

Property Manager: Diane Burnell

Treasurer and Financial Chair: Mark Hayek Audubon Village

President & Pool Co-Chair: Mike Doak; Willow Glen

Member: Aaron Kunzler, Oak Park

Member: Rob Stanton, (Julie Belver) Victoria Crossing

Member: Marian Meinhardt, Carriage Crossing

Secretary & Member: Diane Alonzo, Arlington Terrace

Not in attendance: **Member:** Laura Watkins, Hunter's Crossing

The meeting was called to order at Wildwood Grill at 7:00 p.m.

Treasurer Report – Mark

- ❖ Now that our website is up and running, Aaron will post the financials on the Villages of Cherry Hills website (<https://www.villagesofcherryhills.net>) after each monthly meeting.
- ❖ The 2026 assessments have started to come in.
 - Two good-sized payments have been posted from City and Village.
 - As of today, there is ~\$70,000 - \$73,000 in our checking account (where assessments have been deposited).
 - Another deposit will be coming in March.
 - Assessments come in around the 21st/22nd of the month, but are not posted until around the 15th of the following month.
 - Aaron will post on the website, last year's year-end statement as well as a copy of the 2026 budget for the year.
 - We do assess late fees and interest. However, it can only be charged when the resident pays the assessment, refinances, or sells.
 - We also put a lien on the property, but that can only be done every three years.
 - It tends to be the same homeowners year after year that are delinquent.
 - If a homeowner is delinquent, their phone will not allow them to enter the pools until the assessment(s) are paid and up to date. The list automatically updates daily.
- ❖ The first payment to Pro Pool was made this month (March).

New Business - Mike

❖ Pool Parties / Pro Pool

- Both the North and South pool will be available this year for private pool parties.
- A form must be filled out requesting use of the pool.
 - As of this meeting, the form states that any party at the North Pool must end by 10:00 p.m.
 - ✓ We will check with Anna at Pro Pool to see if this time can be extended to 11:00 p.m.
 - ✓ Parties can be held at the South Pool after swim practice ends in the morning, or after 8:00 p.m.

New Business – Mike (continued)

❖ Pro Pool

- Pro Pool wanted us to replace the screws to hold the tarp down during the winter months.
 - ✓ Pro Pool's bid to us was around \$1,500 for the South Pool and \$3,000 for the North Pool.
 - ✓ Mike said that this was something we could do ourselves, and so declined the bid.

❖ North Pool

- Mike asked that Diane B. request the "cut sheet" for the new fence to be installed.
 - ✓ The electrician, Jonathan, will need to disconnect electricity prior to the fence being installed
 - ✓ This will give the electrician and concrete company dimensions as to where the new posts will go.
- Make sure the gate will swing "our" not "in" or the piston will not work.
- A partial payment has been made – in doing so we saved 20%.
- The concrete work at the entrance will also be repaired. No payment has been made yet.
- Permits have been pulled.

❖ Trash Cans in the Common ground

- We need to contact a handyman and get bids to add new concrete pads and secure the cans better.
 - ✓ Mark will get Diane B. contact information of handymen.

❖ Map of Common Grounds

- Mike has requested a map from Diane B. so that he can mark the location of electrical boxes, water meters, irrigation controls.

❖ Greenwood Group

- The majority of their crews are Mexican. Many of their previous employees are having difficulties getting work visas.

❖ PDK – Phone and key/fob access to the pools

- Mike needs them to replace one of the cameras at the pool.

❖ Ponds

- Fountain lights will be on from 7:00 a.m. – 11:00 p.m.
- Artificial swans were placed in the upper and lower ponds in Audubon to deter geese.
 - ✓ They are definitely doing the job. The number of geese has decreased substantially.
 - ✓ The swans may be moved to the front entrance pond and the Willow Glen Pond.
 - ✓ Additional swans might be purchased next year.

❖ Individual Villages - Monument Insurance

- Reminder to board members that each village needs to have insurance on their monument.
 - ✓ We can tag onto the Master Association's insurance for a nominal fee.
- Victoria Crossing and Carriage Crossing share a monument and sign.
 - ✓ Marian stated that the monument and sign are not covered in their insurance
 - Carriage Crossing discussed this and felt that because it was a wooden sign, they saw no need for insurance.
 - ✓ The committee brought up the fact that not only does the sign need to be insured, but the brick monument as well. Replacement cost could be as much as \$10,000.

❖ **HOA at Carriage Crossing and Victoria Crossing**

- Carriage Crossing, \$400/month
- Victoria Crossing \$255/month, but will be going up to at least \$300 next year, and up another \$70 over a five-year period of time.

❖ **The meeting was adjourned at 8:15 p.m.**

NEXT MEETING DATE: THURSDAY, APRIL 2ND @ 7:00 P.M. @ THE WILDWOOD GRILL