VILLAGES OF CHERRY HILLS MASTER HOMEOWNERS' ASSOCIATION

ANNUAL SUBDIVISION MEETING MINUTES

September 22, 2026

INTRODUCTION OF BOARD MEMBERS

- Mike Doak – President
- Mark Hayek – Treasurer
- Diane Alonzo – Secretary
- Laura Watkins – Hunter's Crossing Trustee
- Rob Stanton – Victoria Crossing Trustee
- Julie Belver – Victoria Crossing Alternate Trustee
- Marian Meinhardt – Carriage Crossing Trustee
- Open Position – Oak Park

- Diane Burnell & Aaron Kunzler – On-Site Property Managers

- **TURN IN ALL PROXYS**

- **ELECTION OF OFFICERS**
  - All current officers will maintain their current positions on the board.

PRESIDENT'S REPORT

PROPERTY WITHIN THE VILLAGES OF CHERRY HILLS

- Aquatic Control takes care of:
  - 1 lake, 5 ponds, 4 fountains and lights

- The Association takes care of:
  - 2 gazebos – 1 at the entrance, 1 in Audubon Village
  - Maintenance of the playground
  - Maintenance of 2 parking lots
  - Tennis court and Multi-Purpose court
  - Front Entrance Sign
  - 2 Swimming pools
  - Administrative bills
  - Utilities
    - ✓ Water, sewer, electric, security, and trash

2026 ACCOMPLISHMENTS

- North Pool
  - Entrance floor repaired
  - New 6-foot fence and lock installed
  - Building was tuckpointed and power washed
  - Entrance sign tuckpointed and power washed

- South Pool - Building was tuckpointed and power washed

- Audubon Gazebo - tuckpointed and power washed

- Swans – (As per Diane's suggestion)
  - Plastic swans were put in the front entrance pond as well as the upper pond in Audubon Village to deter geese.
    - ✓ Every spring, before nesting, Aquatic Control will put the geese in, and remove them every fall.
    - ✓ Number of geese have decreased dramatically.

- Updated Facebook Page – Aaron Kunzler
  - Residents are encouraged to use this page to list suggestions as to how to help improve our community.

- Updated the Village of Cherry Hills webpage – Aaron Kunzler
  - Board meeting minutes are posted the month after each meeting.

- Assigned Trustee Duties and Responsibilities
  - Marian and her husband rake and maintain the playground area.
  - Rob checks on the North Pool and picks up trash around the pool area.
    - ✓ If Rob is unable make our monthly meeting, Julie steps in as the trustee.
  - Laura and Aaron take care of the North Pool and see that the trash is taken out.
  - Diane and I take care of the South Pool and see that the trash is taken out.

- The Greenwood Group
  - Every year in August, we have a "walk-though" to access the condition of trees, bushes, wooded areas, etc.
    - ✓ If residents have areas of concern or suggestions, put them on our Facebook page.
  - The Greenwood Group maintains over 500 acres of land in The Villages of Cherry Hills to cut and groom, as well as maintaining the irrigation system throughout the community.

MAINTENANCE AND REPAIRS

- 2027 Pro Pool Daily Maintenance Checklist - to be completed with date, time, and initials
  - Check pool chemicals and record
  - Cleaned and skimmed the pool
  - Empty trash cans and replace liners
  - Sweep up debris on bathroom floor
  - Sanitize bathroom floor and sink
  - Clean and sanitize toilets
  - Fill TP holders, paper towels, and hand soap as needed
  - Clean window frame of bugs

- South Pool
  - No guards in 2027
  - New 6-foot fence to be installed- Spring 2027
  - Pool will open at 9:00 a.m. and close at 8:00 p.m
  - Money has been budgeted to keep the pool open until the end of September weather permitting.
  - No chain and padlock will be on the fence.
  - Pool lights to be put on a timer.
  - Replace 2 LED lights at the pump house
  - Repair photo cell on pavilion at bath house
  - Repair coping tiles on two (2) areas
  - Replace ALL TP holders in the boys' and girls' restrooms
  - Secure the toilet in the stall on the right
  - Repair latch on left stall door.
  - Aerobics Tuesday and Thursday mornings from 8:00-9:00 a.m.
    - ✓ Certified and insured instructor that lives in The Villages of Cherry Hills

- North Pool
  - Castlewood Plumbing to remove the existing trench drain beneath the sidewalk at the entrance and install new underground French Drain system.
  - Replace ALL TP holders in the boys' and girls' restrooms
  - Repair the exhaust fan in the men's restroom
  - Repair the light fixture at the pavilion

- The Greenwood Group
  - Repair the hillside at the entrance to the pool area to keep water and mud off the sidewalk.

- Front Entrance Gazebo
  - Replace all light bulbs.
  - Purchase and install solar caps at the stairwell.

- Villages of Cherry Hills Monument Sign
  - Replace the broken light fixture at the front of the sign.
  - Make the wire connection between the four lights at the top of the sign permanent.

- Locksmith
  - Have one (1) Master Key made for all locks at both pools.

- Benches at Ponds
  - Repair or preferably replace the two (2) benches by the upper and lower ponds in Audubon with green metal ones like the ones up and down Village Hills Parkway.

- Resurface the Multi-Purpose Court
  - Getting bids

- Snow Removal – If possible, to add to the budget
  - Get bids for removing snow from the sidewalks and applying chemicals on the east and west side of Village Hills Parkway – when show is 2-3 inches deep or more.

- Resurfacing parking lots at the North and South Pools – approved by board

- Trash Cans – repairs on the seven (7) trash cans along Village Hills Parkway will begin Monday

- Budget
  - Money has been set aside for emergency repairs at the North and South Pools.
  - Any balance of money will go into the reserve account.

- Wildwood Municipal Code – electric scooters, mini-bikes, electric bicycles, motorized scooters etc.
  - See Wildwood's website, "Archived – Electric Bikes, Scooters, and Motorized Recreational Vehicles" posted June 4, 2026.

TREASURER'S REPORT

- Year to date, we are under budget and on target with budgeted expenses.
- There will not be an increase in assessments for 2027.
- March through September is our major spending time.
- Our reserve funds cover such things as the fountain pumps, retaining walls, resurfacing parking lots, etc.

RESIDENT QUESTIONS

- Questions for the president – Mike Doak
  - Have we ever considered changing from chlorine to salt water in the pools?
  - Do we get bids other than from The Greenwood Group for landscaping, grass cutting, tree maintenance, irrigation, and maintenance of the lake and ponds?
  - Why were there no lifeguards at the North Pool during the last two (2) weeks, which caused it to be closed except for on the weekend?
    - ✓ We apologized for having not explained that on our Facebook page. The cost wasn't justified based upon the number of people in previous years that have used the pool during those last couple of weeks.
  - Options for repair of the tennis court – only doing a smaller section?
  - If the poop bag "trial" being done in the condos works well, is it something we might consider for Village Hills Parkway?

RESIDENT QUESTIONS - continued

- Questions for the treasurer – Mark Hayek
  - Approximately how many residents have outstanding assessments?
  - Other than putting a lien on the property and waiting for the property to sell, is there any other way we can collect these delinquent funds?

MOTION TO ADJOURN

- At approximately 7:40 p.m. a motion to adjourn the meeting and seconded.