

Villages of Cherry Hills MHA Monthly Board Meeting

May 12, 2026

Attendance:

Property Manager: Diane Burnell

Treasurer and Financial Chair: Mark Hayek, Audubon Village

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

Member: Laura Watkins, Hunter's Crossing

Member: Julie Belver, Victoria Crossing

Member: Marian Meinhardt, Carriage Crossing

Secretary & Member: Diane Alonzo, Arlington Terrace

Pro Pool Representatives: Anna and Leo

Not in attendance: Aaron Kunzler, Oak Park; Rob Stanton, Victoria Crossing

The meeting was called to order at Wildwood Grill at 7:00 p.m. by Mike Doak, and seconded Diane Alonzo

Swimming Pools

- ❖ The key fob system at the South Pool still needs some work to be done on it.
 - Mike will be meeting with the company to repair the issue.
- ❖ Mike will be cleaning the light fixtures in the center of the lobby area of the North Pool.
- ❖ Signs will be posted at both pools with rules concerning "Do's and Don'ts".
 - St. Louis County has requirements for lettering size
 - Anna, from Pro Pool, will be sending Mike and Diane B. a list of signs to post
 - We have many of the old signs, but need to replace some due to fading.
- ❖ Like last year, there will be no guards at the South Pool.
- ❖ Due to construction at the entrance to the North Pool, the sloping ground has eroded after rains which have caused mud to slide down to the pool entrance gate.
 - We will ask The Greenwood Group to put some hay bales or a seed blanket to protect the area from the stairs to the playground, until the area can be properly repaired.
 - We will check into putting in a curb or stacking stones next year to eliminate any future issues.
 - ✓ Reminder: From the time the guards go back to school in August, until Labor Day, the North Pool will only be open on weekends.

Pro Pool

- ❖ Last year, Pro Pool had a hard time finding enough guards. This year, there was an abundance of applications, so we are fully staffed.
- ❖ North Pool Supervisor: Leo
- ❖ Managers this year:
 - Ella is the North Pool Manager; J.D. will be managing the South Pool.
 - ✓ J.D. will clean the South Pool every day, except Sunday. We will be responsible for that day.
- ❖ Diane B. reminded Anna to make sure the guards know all of the rules and to enforce them consistently
 - If at any time a guard has a problem, he/she can contact any one of us on the board to come down to the pool to handle the situation.
- ❖ The only time there will be "Adult Swim" time called at the North Pool is if there is only one guard on duty and her/she needs a break.

Pro Pool – continued

- ❖ Guards are responsible for:
 - Cleaning the chairs and tables and getting them out to the pool deck.
 - Hosing down the pool deck and bathrooms at both the North and South Pools.
 - Trash is to be emptied every day, as well as bringing the cans back to the pool on trash days.
 - Lock both pool gates with the chain at the end of each day.
- ❖ Leo asked where the “Lifeguard tubes” were located.
 - We need to check to see if they are in the bathrooms or pumphouse and if we have enough of them.
- ❖ We provided hoses for Pro Pool last year, but they disappeared at the end of the season.
 - Anna will see that new hoses get delivered.

New Business

- ❖ We need to purchase rakes for the sand in the playground area. Once a month a committee member will rake the sand.
- ❖ “Slippery when Wet” signs will be purchased for the pools.
- ❖ Diane A. will purchase new dry erase markers, eraser, and cleaning solution for the white board at the North Pool.
- ❖ Tuckpointing needs to be completed where the new wall and concrete meet.
- ❖ The gate at the South Pool entrance needs new hinges. Mike will take care of that.
- ❖ Diane B. will call for trash to be picked up the week before the pool opens.
- ❖ Inspection permits have been posted on the bulletin boards
- ❖ Reminder to board members to check with their individual neighborhood boards to see if they wish to “tag” onto the Master Association’s insurance policy for coverage of the entrance sign and monument.
 - If they choose to do so, they will need to pay Diane B for the insurance in one check.
- ❖ Aaron has been working to update the Villages of Cherry Hills website (<https://www.villagesofcherryhills.net>). He posts the monthly meeting minutes each month.

Treasurer Report – Mark

- ❖ The first half of the assessments have come in at around \$232,000, less the cost of City and Village for collection. Netted out at ~ \$222,000.
 - At this time, we are about 5%-7% less than what we should take in.
- ❖ The second half of the assessments will be coming in in August.
- ❖ Currently, we have ~\$86,000 in reserves. There is no need to move any monies at this time.
- ❖ Our non-collections (assessments) have been going up this year ~ \$20,000.
 - We will discuss what we can do to get these outstanding assessments paid, such as a possible payment plan.
 - The top ten outstanding are equal to about half of the total amount.
 - City and Village will send out a letter to notify any resident of late assessments.
 - Concerns about those residents who have long term trends of not paying their assessments and who owe substantial amounts.
- ❖ The new fence and the concrete work done at the North Pool has been paid for in full.

Individual Neighborhood Issues

- ❖ Hunter's Crossing: Ameren was called to repair a street light
- ❖ Carriage Crossing: The townhomes can no longer be rented out or leased unless they have been "Grandfathered" in.

The meeting was adjourned at 8:30 p.m.

- ❖ Motion to adjourn made by Marian and seconded by Julie.

NEXT MEETING DATE: TUESDAY, JUNE 9th @ 7:00 P.M. @ THE WILDWOOD GRILL