

Cherry Hills MHA Monthly Board Meeting

August 11, 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: Julie Belver, Victoria Crossing

Member: Laura Watkins, Hunter's Crossing

Member: Marian Meinhardt, Carriage Crossing

Secretary & Member: Diane Alonzo, Arlington Terrace

Not in attendance: Rob Stanton, Victoria Crossing

At 7:00 p.m., a **motion** was made by Aaron Kunzler to call the meeting to order and was seconded by Marian Meinhardt

Minutes from the June meeting were read

- ❖ Julie made a **motion** to approve the minutes as amended. Motion was seconded by Laura.
- ❖ All board members were in favor – motion passed

Annual Subdivision Meeting

- ❖ Date: **Tuesday, September 22nd at 6:30 p.m. at the North Pool parking lot**
- ❖ Signs will be posted approximately two (2) weeks prior
- ❖ Residents will receive a mailer from City and Village around the beginning of September with information

Budget Report – Mark Hayek

- ❖ As of today, we; have roughly \$75,000 in the reserves and operating account.
- ❖ There is an estimated \$95,000 coming in within the next couple of weeks from assessments.
- ❖ All bills from The Greenwood Group and Pro Pools have been paid.
- ❖ The remainder of the year, there will be some small maintenance items to be taken care of.
- ❖ Last year we raised the assessments 10%. We do not feel there is a need to increase them this coming year.

Insurance for Board Member and Trustees

- ❖ We have checked our policy and all board members and trustees are covered.

New Business

❖ **Halloween Decorations**

- ✓ We will be having a “Bragging Rights” decoration contest between each of the seven (7) villages for Halloween.
- ✓ Next year, we plan to implement a monetary prize for the winner to go toward the HOA of that village.

New Business - continued

❖ **Common Ground Trash Cans**

- Archworks Handyman Services has been hired to repair/replace the concrete slabs under each of the seven (7) trash cans along Village Hills Parkway.
 - The bid was for \$4,860.
 - ⌘ Diane A. made a motion to approve the bid. The motion was seconded by Julie.
- Vote was taken and approved by all board members.

❖ **The Greenwood Group**

- Our contract with them goes through 2027.
- Diane B. will ask Jason how many acres of grass do they cut, as well as how many acres of woods are maintained.
- Mulch around trees and bushes in the common ground
 - ⌘ Next year we will request that the mulch be pulled back from tree trunks and bases of bushes 3-4 inches.

❖ **Village Hills Parkway – sidewalks**

- Get a bid from The Greenwood Group as well as two more companies for snow and ice removal from both sidewalks, starting at the roundabout and going to the South Pool.

❖ **Swimming Pools**

- All thirteen (13) locks at both the North and South Pools need to be rekeyed so there is only one (1) master key for both pools.
- Get a bid from LBG security as to the cost.
- As of August 24, 2026, the **North Pool** will be open **ONLY ON WEEKENDS** through Labor Day.
- Diane B. will get a bid for a new 6-foot fence to be installed at the **South Pool** in 2027 with panic exit bars.
- New pool hours for the **South Pool** in 2027 will be from 9:00 a.m. – 8:00 p.m.

❖ **Subdivision news**

- Oak Park needs a new Master Board representative to take Aaron Kunzler's position.
- Julie mentioned that Victoria Crossing has an upcoming election for their board.

The meeting was adjourned at 8:10 p.m.

- ❖ **Motion** to adjourn made by Diane A. and seconded by Julie.
- ❖ All board members were in favor – motion passed.

NEXT MEETING DATE: TUESDAY, SEPTEMBER 8th @ 7:00 P.M. @ THE WILDWOOD GRILL