

Minutes

**Cherry Hills Lake Association
Annual Meeting
Wednesday, May 20 | 6:00 PM
In-Person Meeting**

Board Members:

- Linda Tortorelli, President
- Margaret Briskin, Vice President
- Samantha Horvath, Treasurer
- Mary Long, Secretary
- Paul Anderson, Member at Large
- David Whippo, Member at Large

Others Attending:

CHLA Bylaws Article 8, Sec 1a:

Minimum of 1/4 of voting members (i.e., households) required to adopt rules and regulations (i.e., 10 houses)

1. Jim & Mary Long: 2405 Cherry Hills Dr
2. Tim & Nancy Bridges: 2413 Cherry Hills Dr
3. Sam Atar & Nazanin Azarvash: 2501 Cherry Hills Dr
4. Brian Kaiser: 2723 Lakeview Dr
5. Dan & Linda Tortorelli: 2721 Lakeview Dr
6. Rahim (Ray) Benekohal: 2719 Lakeview Dr
7. Paul & Wanpen Anderson: 2603 Cherry Hills Dr
8. Mike Mrozik & Sam Horvath: 2408 Lakewood Dr
9. Kellie Mansfield: 2404 Lakewood Dr
10. Don & Margaret Briskin: 2809 Woodhaven Dr
11. Daryn & Julie Denzer: 2805 Woodhaven Dr
12. Dave & Chris Whippo: 2801 Woodhaven Dr

1. Call to Order

2. President's Report

- Welcome new neighbors: Nazzy Azarvash and Sam Atar and baby Diyar, and MIL Minoo.

- Board member elections were held at the conclusion of the meeting.
- La Michoacana food truck, owned by lake neighbors Israel Aceves and Maricela Castaneda on Woodhaven, provided wonderful food and dessert treats for our meeting. Our group took a photo with them which they may use on their website.

3. Financial Report

- Presented by Samantha Horvath, Treasurer: Dues remain at \$200 per year because of rising costs of lake treatment chemicals. 83% of our budget goes for lake support. Sam has a detailed copy of the financial report available on the CHLA website.

4. New Business

- **Commons Area Maintenance:** A homeowner requested that goose eggs not be oiled in the commons area adjacent to their residence. The Board met on May 3, 2026, to review this request and determined that no exceptions will be made regarding maintenance or use of common areas. Egg oiling is not conducted on private property unless requested. Linda Tortorelli moved and Paul Anderson seconded that *“Common areas goose nests will be maintained by the Lake Assoc.”* The motion passed unanimously.
- **Discussion about shoreline rock maintenance:** Discussion on if the Lake Association should take over instead of homeowners. Weed maintenance is currently being done by association. After lengthy discussion, Tim Bridges moved and Paul Anderson seconded that *“The Lake Assoc. will take over maintenance of rock. Those not in compliance have until Sept. 1, 2026 to comply. If they do not comply, we will put down rock and charge them. If they do not pay us back, a lean will be put on their property. Cost will be distributed evenly among all homes.”* The motion passed unopposed. The group decided putting down new rock should happen about every 5 years.
- **Bylaws Review:** The Board discussed forming a subcommittee to review the current bylaws, which were last revised in 1995. There was lengthy discussion about how the wording in the bylaws differed from that on the permits for friends to use our lake. Neighbors have been dealing with non-residents coming to the lake to fish and sometimes being unkind or belligerent when asked to produce a permit or leave. It was suggested and agreed to add to the guest pass the following: *“Hosting homeowners must be present or at home when they have guests using the lake with the pass.”* Mike Mrozik moved and Jim Long seconded that wording be added to the bylaws also to include *“at home”* to the section about having guests. The motion passed with one person opposed.
 - o It was also discussed and decided that we will change the wording of the bylaws to allow 6 Board Members instead of 5. Right now we are operating with 6, which includes two at large members. The Board finds having at-large members to be beneficial.
- **Lake Treatment Updates:** Jim Long and Mike Mrozik have been treating for algae. Jim treats with AquaShade blue dye, to control growth of underwater weeds, and with beneficial bacteria, to keep the muck down in the lake bottom. One thing that was the most beneficial was having John Arnold come with his boat to put in a Fluridone treatment to control weeds about two weeks earlier in the spring, which got a good jump on preventing weeds.

5. Old Business

- **Concrete Inlets/Outlets:** These were informally reviewed by a civil engineer and are functioning as intended. Repair or replacement would be costly and challenging to coordinate. No action is recommended at this time.

- **Pine Trees on Commons:** The Board has decided to take no action at this time. The average lifespan of evergreens in this region is approximately 70 years, and there is currently no risk to nearby property. Tree health will continue to be monitored annually.
- **Fish Population:** Although the (bass) fish population is considered high, no (active) reduction measures will be taken. Habitat improvements, including the annual placement of Christmas trees, will continue, as will encouraging residents to “fish and remove” any bass.
- **Architectural Approval:** Board approval is required for any structures that may obstruct lake views.
- **Commons Cleanup:** Commons area cleanup (by the outlet on Windsor Rd) happened on Tuesday, May 26, with about 3-4 people helping and getting it done quickly. Jim Long used his trailer to haul the debris to the county landscape recycling center.
- **Lake Social Events:** Discussion of dates for upcoming community events.
 - **June 14, 4pm,** will be the Summer Lake Party at Kellie and James Mansfield’s at 2404 Lakewood.
 - **Sept. 13, 4pm,** will be the End-of-Summer Ice Cream Social, also at Kellie and James’ home; we are so grateful to them for often hosting our social events.

6. Board Elections

Open positions for re-election or new candidates. All (re)election votes were unanimous.

- Mary Long – Secretary—Mary has served since 2009 and asked for a replacement. Dan Tortorelli kindly volunteered to be the new Secretary.
- Samantha Horvath – Treasurer—will remain in her position. The homeowners want to give Sam a stipend for all the things she manages. Linda will check into this and make it happen.
- Paul Anderson – Member at Large—will remain in this position
- David Whippo – Member at Large—will remain in this position.