

# Cherry Hill Village Homeowners Association

## Board of Directors Meeting

Monday, March 20, 2023; 6:00 p.m. - Virtual Meeting - Zoom

### PROPOSED MEETING AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/82626353389?pwd=OGNRQW1KMDN1YUJ1MIZFS0pyVHpDQT09>

Meeting ID: 826 2635 3389

Passcode: 591103

1. **Call to Order and Roll Call**

Directors: Ms. Barb Babut, Ms. Bridgette Cramton, Mr. Mike Sielaff, Ms. Inderjeet Talwar, Mr. Scott Turowski, Mr. Jack Ventimiglia, Mr. Gene Antonelli, Mr. Ethan Peyton; Management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

Roofing Consultant Bob Varner, CRC, Roofing Technology Associates, will be present at 6:00 to provide an overview of his findings relative to CHV II roofs and to answer any questions.

2. **Approval of Agenda** (Motion needed.)

3. **Co-owner Comments**

4. **Approval of Minutes of Preceding Meeting** (February 20, 2023) (Motion needed to approve.)

5. **Review of Preceding Month Financial Reports** (Motion needed to approve.)

5.1 Treasurer

5.2 Management

6. **Committee Reports**

6.1 ARDC

6.2 Other

7. **Management Report**

7.1 Financial Matters

7.2 Administrative Matters

7.3 Maintenance Matters

8. **Unfinished Business**

8.1 CHV - River Hill Ridge – Roadway Easement Payment Obligations to CHV

8.2 CHV II – Status Report on Plans for Two Vacant Lots – Review Documents from Legal Counsel

8.3 APPROVE Proposed Amended and Restated Master Deed and Condominium Bylaws for Presentation and Voting by CHV II Co-owners

9. **New Business**

9.1 Award CHV I and/or CHV II Service Contracts

10. **Directors' Remarks**

11. **Next Meeting**

The next board meeting shall be Monday, April 17, 2023, at 6:00 p.m. via Zoom.

The CHV II Membership Meeting (to present proposed Amended and Restated Master Deed and Bylaws) is scheduled to take place on Wednesday, May 3, 2023 at \_\_\_\_ PM at Workman Elementary.

12. **Executive Session** (non-directors to be excused)

12.1 Delinquency

12.2 Alleged Violations

13. **Adjournment**