

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Monday, May 15, 2017; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2nd Floor Conference Room

PROPOSED MEETING AGENDA

1. **Call to Order and Roll Call (1 minute, to 6:01 p.m.)**

Directors Ms. Barb Babut, Dr. Leland Ropp, Ms. Bridgette Cramton, Mr. Chris Bowlby, Mr. Michael Kyle, Mr. Rick Miller, Mr. Mike Sielaff, Mr. Stanley Szczotka, Mr. Jack Ventimiglia and Ms. Monica Wolfson

For management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

Appoint Timekeeper. Timekeeper's Job Description: Monitor the length of time each agenda item is taking compared to the length of time allotted. As discussion approaches the end of the time allotted, alert the board. The board may bring discussion to a close or may, by consensus, agree to continue the discussion, thereby exceeding the time allotted. The timekeeper may remind the board, during continued discussion, that discussion continues to exceed the time allotted.

Accept/record resignation of Mr. Craig Crady.

2. **Approval of Agenda (2 min., to 6:03 p.m.)**

Motion needed to approve agenda.

3. **Co-owner Comments (17 min., to 6:20 p.m.)**

4. **Approval of Minutes of Preceding Meeting(s) (April 17, 2017) (5 min., to 6:25 p.m.)**

Motion needed to approve minutes.

5. **CHV I and CHV II - Review of Preceding Month Financial Report (15 min., to 6:40 p.m.)**

5.1 Treasurer

5.2 Management

Motion needed to accept preceding month's financial report.

6. **CHV I and CHV II - Committee Reports, if any (5 minutes)**

7. **CHV I and CHV II - Management Report (10 minutes, to 6:55 p.m.)**

7.1 Financial Matters

7.2 Administrative Matters

7.3 Maintenance Matters

8. **CHV I and CHV II - Unfinished Business (5 minutes, to 7:00 p.m.)**

8.2 Taft Road Lots 212 and 213 Drainage Issues (tabled)

9. **CHV I and CHV II - New Business (35 minutes, to 7:35 p.m.)**
 - 9.1 Address Inquiry of CHV I Owner About the Type of Basketball Hoop Required or Permitted to be Placed Upon One's Unit (Lot) – Portable or Stationary?
 - 9.2 Address Inquiry of Sales Rep of Prospective Purchaser of CHV I Unit about "Large Military Style Vehicle" that will not fit in garage; intent is to park it on driveway – Compliant or Not?
 - 9.3 Proceed to Prepare to Effectuate the Sale of the Filmore Street Vacant Land
 - 9.3.1 Authorize Lawsuit to Quiet Title (in order to ensure a title company will insure the sale)
 - 9.3.2 Authorize Legal Counsel to Draft the Proposed Amendment to Create New Site Condominium Units on the Filmore Street Vacant Land, for Submission to CHV II Voters
 - 9.4 Board Governance – Decide Upon Change in Structure, if any, relative to Board Governance
 - 9.4.1 Changes the Board is Empowered to Undertake
 - 9.4.2 Changes that Require Submission to CHV Voters
 - 9.5 Proposal to Amend the Governing Documents
 - 9.5.1 Propose to Amend Only Relative to the Responsibility for CHV Common Elements Between Streets and CHV I Site Condo "Lots"
 - 9.5.2 Propose Comprehensive Amendments Impacting Both CHV I and CHV II, including Issues Set Forth Above in Items 9.3.2 and 9.5.1
10. **Directors' Remarks (10 min., to 7:45 p.m.)**
11. **Next Meeting**

The next Board meeting shall be Monday, June 19, 2017 (third Monday) at 6:00 p.m. at Canton Human Services Building.
12. **Executive Session (non-directors to be excused; 15 minutes, to 8:00 p.m.)**