

# CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

## Board of Directors Meeting

Monday, July 17, 2017; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2<sup>nd</sup> Floor Conference Room

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 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.
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) (June 19, 2017) (5 min., to 6:25 p.m.)**  
Motion needed to approve minutes. If there is to be a discussion about the Executive Session minutes, the approval of such minutes should be moved to this meeting's Executive Session.
5. **CHV I and CHV II - Review of Preceding Month Financial Report (15 min., to 6:40 p.m.)**
  - 5.1 Treasurer
  - 5.2 ManagementMotion needed to accept preceding month's financial report.
6. **CHV I and CHV II - Committee Reports, if any (5 minutes, to 6:45 p.m.)**
7. **CHV I and CHV II - Management Report (15 minutes, to 7:00 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 7:05 p.m.)**
  - 8.1 Proceed to Prepare to Effectuate the Sale of the Filmore Street Vacant Land by Authorizing 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 (tabled)
  - 8.2 Board Governance – Decide Upon Change in Structure, if any, relative to Board Governance (tabled)
    - 8.4.1 Changes the Board is Empowered to Undertake
    - 8.4.2 Changes that Require Submission to CHV Voters

9. **CHV I and CHV II - New Business (35 minutes, to 7:40 p.m.)**
  - 9.1 Establish Committee to Review Proposed Revisions to the CHV I and CHV II Condominium Documents (soon after receipt from legal counsel) and to make Recommendations for Additions, Deletions and/or Other Changes to the Board of Directors
  - 9.2 Establish Date for Special Membership Meeting of CHV I Members to Present and Discuss the Proposed Amendment Pertaining to the Responsibility for CHV Common Elements between Streets and CHV I "Lots" (being an initiative separate from agenda item 9.1)
  - 9.3 CHV I and CHV II Contract Issues
10. **Directors' Remarks (10 min., to 7:50 p.m.)**
11. **Next Meeting**

The next Board meeting shall be Monday, September 18, 2017 (third Monday) at 6:00 p.m. at Canton Human Services Building.
12. **Executive Session** (non-directors to be excused; **10 minutes, to 8:00 p.m.**)