

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Agenda

Monday, September 17, 2018; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2nd 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. Brian Czapla, Mr. Michael Kyle, Mr. Rick Miller, Mr. Mike Sielaff 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 the 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 (15 min., to 6:18 p.m.)**
4. **Approval of Minutes of Preceding Meeting(s) (June 18, 2018) (2 min., to 6:20 p.m.)**
Motion needed to approve minutes. It 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 (10 min., to 6:30 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 6:35 p.m.)**
7. **CHV I and CHV II - Management Report (9 minutes, to 6:44 p.m.)**
 - 7.1 Financial Matters
 - 7.2 Administrative Matters
 - 7.3 Maintenance Matters
8. **CHV I and CHV II - Unfinished Business (1 minutes, to 6:45 p.m.)**
 - 8.1 Future Plans for Filmore Street Vacant Land (this matter has been tabled; no action is expected to be taken at the September 17, 2018 board meeting)
 - 8.2 Review and/or Decide Upon Review Process and Initiate Action on Initial Drafts of the Amended and Restated Master Deeds for both Cherry Hill Village I and II, the Amended and Restated Bylaws and the Amendment to Articles of Incorporation (this matter has been tabled; no action is expected to be taken at the September 17, 2018 board meeting)
9. **CHV I and CHV II - New Business (25 minutes, to 7:10 p.m.)**
 - 9.1 Review First Draft of Proposed 2019 Budget for CHV I; instruct management with any changes (Budget will not be approved at this meeting)
 - 9.2 Review First Draft of Proposed 2019 Budget for CHV II; instruct management with any changes (Budget will not be approved at this meeting)
 - 9.3 CHV I and CHV II Contract Issues
 - 9.4 Approve Date of 2018 Annual Meeting

10. **Directors' Remarks (5 min., to 7:15 p.m.)**

11. **Next Meeting**

The next Board meeting shall be Monday, October 15, 2018 (third Monday) at 6:00 p.m. at Canton Human Services Building.

12. **Executive Session (non-directors to be excused; 30 minutes, to 7:45 p.m.)**

12.1 Hearing in the Matter of Alleged Violations (at 7:15 p.m.)

12.2 Delinquent Owner Accounts

12.3 Other Confidential Matters, if any

12.4 Hearing Determination