

# CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Agenda

Monday, September 20, 2021; 6:00 p.m.

### Virtual Meeting

1. **Call to Order, Roll Call (1 minute, to 6:01 p.m.)**  
Directors Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck, Ms. Bridgette Cramton, Ms. Karen Davis, Mr. Praveen Cherian, Mr. Mike Sielaff and Mr. Jack Ventimiglia. For management: Jeff McDuff, Site Manager, and Dan Herriman, Herriman & Associates, Inc., Management Agent
2. **Approval of Agenda (2 minutes, to 6:03 p.m.)**  
Motion needed to approve agenda.
3. **Co-owner Comments (15 minutes, to 6:18 p.m.)**
4. **Approval of Minutes of Preceding Meeting (May 17, 2021) (2 minutes, to 6:20 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 minutes, to 6:35 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 6:40 p.m.)**
  - 6.1 ARDC
  - 6.2 Other
7. **CHV I and CHV II - Management Report (10 minutes, to 6:50 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 6:55 p.m.)**
  - 8.1 River Hill Ridge – Roadway Easement Payment Obligations to CHV (update)
  - 8.2 Future Use of Two Vacant Lots Owned by CHV II (tabled)
  - 8.3 Encroachment Upon CHV I Lot 102 by Owners at CHV II Lot 101
  - 8.4 Annual Meeting Date and Venue
9. **CHV I and CHV II - New Business (15 minutes, to 7:10 p.m.)**
  - 9.1 CHV I and CHV II Contract Issues
  - 9.2 Request of Owner for FHA Certification (for Mortgage Underwriting)
10. **Directors' Remarks (5 minutes, to 7:15 p.m.)**
11. **Next Meeting**  
The next Board meeting shall be Monday, October 18, 2021 (third Monday) at 6:00 p.m. (by Zoom)
12. **Executive Session (non-directors to be excused; 10 minutes, to 7:25 p.m.)**
  - 12.1 Alleged Violations
  - 12.2 Delinquent Owner Accounts
  - 12.3 Other Confidential Matters, if any