

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Agenda

Monday, November 15, 2021; 6:00 p.m.

Virtual Meeting via Zoom

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, Mr. Mike Sielaff, Mr. Scott Turowski 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 (10 minutes, to 6:13 p.m.)**
4. **Approval of Minutes of Preceding Meeting (October 18, 2021) (3 minutes, to 6:16 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 (10 minutes, to 6:26 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 6:31 p.m.)**
 - 6.1 ARDC
 - 6.2 Other
7. **CHV I and CHV II - Management Report (17 minutes, to 6:48 p.m.)**
 - 7.1 Financial Matters
 - 7.2 Administrative Matters
 - 7.3 Maintenance Matters
8. **CHV I and CHV II - Unfinished Business (12 minutes, to 7:00 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
9. **CHV I and CHV II - New Business (15 minutes, to 7:15 p.m.)**
 - 9.1 CHV I and CHV II Contract Issues
 - 9.2 Plan for General Membership Meeting (Thursday, December 9 at 7:00, via Zoom)
10. **Directors' Remarks (5 minutes, to 7:20 p.m.)**
11. **Next Meeting**
The next Board meeting shall be Monday, January 17, 2022 (third Monday) at 6:00 p.m. (by Zoom)
12. **Executive Session (non-directors to be excused; 5 minutes, to 7:25 p.m.)**
 - 12.1 Alleged Violations
 - 12.2 Delinquent Owner Accounts
 - 12.3 Other Confidential Matters, if any