

Cherry Hill Village Homeowners Association Board Meeting

August 6, 2012 – Canton Human Services Building – Studio A

Board Attendance:

Barb Babut	Steve Jaskowski
Bridgette Crampton	Leland Ropp
Cor VanSpronsen	Brett Fox
Sarah Olson	Gregg Atkins - KS

Resident/Co-Owner Issues/Walk-Ins

- *Jill Engler – Partnerships for the Arts*

The property has an old factory as well as a house that was converted to a dormitory.

Collecting information and ideas to determine the best use for the new building. They are talking with Colleges in the area to see if they want to make the business plan a project in one of the courses. This should be done by the end of this year. Target it to start writing grant applications beginning of 2013. Motor City National Heritage was already involved with CHV, so also talking with them. Michigan Council for Arts and Cultural Affairs has grant money available as well. Qualifies for arts, education, historical and community revitalization grants which is very unique. They are looking to create another cornerstone entity in CHV. Various companies have been contacted and see a need: Village Theatre-storage space, the School district and Village Potters Guild-studio and display/gallery space, Individuals-paint murals, display art.

You can't apply for the same grant twice, but you can apply for grants for the same property in sequence. This will mean that the project will likely be done in phases. Canton Township does not have funds to contribute to this project at this time. Brochures were left, board members are listed on the website.

- *Cathy & Phil from Fat Chef Market*

Dave & Steve (Cathy's sons) started the company. Originally looking for a kitchen and the market came with it. This was the 5 year plan, starting in July. The catering business is very busy. Fresh produce from local farms, going to carry the honey from the Farmer's market, granola as well, Calders milk. Grand opening was a big success – thanks to everyone that came!

Back Home Bakery will come in. Construction will start in August 11. Liquor license is coming, originally told them 3-6 months and it's been 2. Will also have a sampler license so they can do beer and wine tastings. Combination of local and domestic products, and will also do special orders. Website is being designed for the Market. It will be tied to the existing catering website. Target is starting to do take-out dinners in about a month. May do golf cart delivery once business gets going. Suggestions and comments welcome at:

fatcheflittlecoat@hotmail.com

Board Discussion

- *Condo Loan*

A VP from CAB bank was at the office, so now they have everything they need for underwriting so it should be very soon.

- *Lawn Care/Maintenance*

There is a lock on the flagpole, who has the key?

There was a concern with the quality of the asphalt repairs that were done last time. Steve thinks it was K&J, but it needs to be checked. Steve said that we need to spend some money on crack filling, because now there are weeds coming up. Drain collar is missing any coating at all.

What is the process for a sign-off on the quality of work or repairs? There should be a board sign-off on each project – 2 people from the Board needs to signoff before payment is given.

Action:

1. Steve to provide his key.
2. Gregg to get quotes to crack fill the concrete/asphalt all of Phase 1 & 2.

- *Traffic direction - One way discussion*

Effective September 1, the area around Model Park (Constitution & Liberty), traffic will become 1-way. Barb provided a map that has been marked up with the signs, one way directions and mailboxes. Steve is getting quotes for the electronic sign for the front.

- *Financials*

Emerald Rich payment said 2 of 7, but it should be half way through the year. Gregg thinks this is an incorrect memo.

- *Mailboxes& Signs*

Barb requested that K&S bills be combined instead of an individual invoice for each call.

Invoice for mailboxes being held back. Bridgette called Ken and Gregg about the quality. The latest mailbox posts are not centered again on several streets. Street sign posts are going to be removed and replaced since they were done incorrectly. Bridgette asked why work moved forward before the plan was not completed and that the signs were not done correctly as instructed.

Specs:

1. Posts should be centered and leveled/straight
2. The cement base should not be more than 4" above the ground
3. All drippings of concrete must be cleaned up

- *Jackson Lane Trees and Lawn/Other Landscape*

Leland made an assessment of the tree damage. The frequency of the watering needs to be increased and all systems working properly. Gregg will contact Emerald. Steve said that part of the problem is that the balls of the trees weren't ever untied. Steve will go out and look at each one of them. It depends on the type of tree because some will need to be deep root fed. Emerald Rich contract should be reviewed next meeting.

- *Other*

Barb asked that Gregg make sure to respond to resident requests in a timely manner. There have been a few instances of this recently.

Steve is setting up an estimate session with 5 pool companies to get initial quotes.

Cor wrote residence letter and Sarah submitted some edits. Barb will get it in the newsletter.

Next meeting September 10, 2012.

Respectfully Submitted,
Sarah Olson