

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, February 21, 2022; 6:00 p.m.

Virtual Meeting - Zoom

MEETING MINUTES

1. **Call to Order and Roll Call**

Directors Present: Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck and Mr. Mike Sielaff

Not Present: Ms. Bridgette Cramton, Mr. Scott Turowski, and Mr. Jack Ventimiglia

Management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc.,
Management Agent

2. **Approval of Agenda**

Director Ropp moved, and Director Babut seconded to approve the agenda as presented. Unanimously approved.

3. **Co-owner Comments**

Co-Owner Jason Yunk was present.

4. **Approval of Minutes of Preceding Meeting**

Director Sielaff moved, and Director Ropp seconded to approve the minutes of the November 15, 2021 board meeting as presented. Unanimously approved.

5. **Review of Preceding Month Financial Reports**

Director Ropp provided an overview of the December and annual operating results, highlighting expense variances and month-end fund balances. Director Babut moved, and Director Ropp seconded to accept the financial reports as presented. Unanimously approved.

6. **Committee Reports**

6.1 ARDC

Director Babut provided an overview of recently approved requests for authorization to make modifications to the exterior of CHV I homes, the most recent being the installation of a pool. Ms. Babut stated that 51 requests had been processed in 2021.

7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters. Mr. McDuff reported that CHV II's fire suppression contractor will be eliminating the existing Glycol product and replacing it with an upgraded product, to meet new regulatory requirements, as repairs are made. Mr. McDuff was authorized to proceed to contract the current recommended scope of work.

8. **Unfinished Business**

8.1 CHV - River Hill Ridge – Roadway Easement Payment Obligations to CHV (tabled)

Management will request an update on the status of this matter, from the Association's law firm.

8.2 CHV II – Progress Report on Future Use of Two Vacant Lots

Director Ropp moved, and Director Sielaff seconded to accept the initial draft plans created by the engineering firm (Nowak & Fraus) engaged by the Association, with the following stipulations:

1. For the Filmore Street lot: "Flip" the active and passive sides of the 2 Site Condos,
2. For the 4-plex on the other lot: Ensure known constructions issues are not repeated.

Unanimously approved.

8.3 CHV II – Progress Report on Improvements to Cease Encroachment by CHV II Lot 101 upon CHV I Lot 102

Jeff McDuff reported that the proposed plan created by Midwest Consulting was approved by the Canton Township Planning Department. The project will now go out for bid.

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9. **New Business**

9.1 Appointment of Director

Director Ropp moved, and Director Sielaff seconded to appoint Jason Yunk to the CHV Board of Directors. Unanimously approved.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, April 18, 2022, at 6:00 p.m. via Zoom.

12. **Executive Session** (non-directors to be excused)

12.1 Delinquency

12.2 Alleged Violations

12.3 Other Confidential Matters

13. **Adjournment**

There being no further business, the meeting was adjourned following the Executive Session, at 7:15 p.m.

Assns\chvha\BOD Meeting\agenda