

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, April 18, 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 and Mr. Mike Sielaff

Not Present: Ms. Bridgette Cramton, Mr. Kirk Mauck, Mr. Scott Turowski, and Mr. Jack Ventimiglia and Mr. Jason Yunk.

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

2. **Approval of Agenda**

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

3. **Co-owner Comments**

There were no non-director Co-owners present.

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

Director Babut moved and Director Sielaff seconded to approve the minutes of the February 21, 2022, board meeting as presented. Unanimously approved.

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

Director Ropp provided an overview of the February 2022 YTD operating results, highlighting actual-to-budget results 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 reported that six requests are currently undergoing review.

7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters. Mr. McDuff will secure a proposal to perform turf seeding at specified locations on Buchanan.

8. **Unfinished Business**

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

There has been no progress on bringing this matter to a conclusion. Association officials will attempt to engage RHR directors directly.

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

Nowak & Fraus, the engineering firm engaged by the Association, is awaiting a reply from the Township regarding the proposed parking configuration on Filmore.

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

The Canton Township Zoning Board of Appeals remanded a Co-owner appeal to the Planning Commission for disposition.

9. **New Business**

There was no new business.

10. **Directors' Remarks**

There were no additional remarks

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11. **Next Meeting**

The next Board meeting shall be Monday, June 20, 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 7:02 p.m.

Assns\chvha\BOD Meeting\agenda