

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, November 15, 2021; 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, Ms. Bridgette Cramton, Mr. Mike Sielaff and Mr. Scott Turowski; Not Present: 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** (None)

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

Director Sielaff moved and Director Ropp seconded to approve the minutes of the October 18, 2021 board meeting as presented. Unanimously approved.

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

Director Ropp provided an overview of the October and YTD 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. Ms. Babut stated that 50 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. There was discussion on recent CHV II casualty losses and insurance deductibles.

8. **Unfinished Business**

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

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

Jeff McDuff reported that the engineer's work is underway.

8.3 CHV II – Progress Report on Improvements to Cease Encroachment by CHV II

Condo Owners at Lot 101, Upon CHV I Lot 102

Jeff McDuff reported that the engineer's work is underway.

9. **New Business**

9.1 Traffic Plan

Jeff McDuff summarized the findings of the traffic engineer and the compliance requirements. Mr. McDuff will submit the plan to Canton Township.

9.2 General Membership Meeting

A general membership meeting is to take place on December 9, 2021 at 7:00 p.m. via Zoom.

Management is to send the following to owners in advance of such meeting:

CHV I owners: CHV I budget for 2022

CHV II owners: CHV II budget for 2022, memo on hot water heaters and AC water damage casualties, snow removal information for CHV II owners with side/rear patios in buildings 3, 29A, 29B, 100, H and F, and winter precautions to avoid frozen pipe – to all CHV II owners. President Babut volunteered to write a report for the meeting, to be enclosed with the mailing.

November 15, 2021

Page two

10. **Directors' Remarks**

It was agreed that management shall proceed to engage legal counsel to draft the proposed amendment pertaining to the utilization and development of the two vacant CHV II lots, together with other needed changes to CHV II's governing documents.

11. **Next Meeting**

The next Board meeting shall be Monday, February 21, 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 7:11 p.m.