

# Cherry Hill Village Homeowners Association

## Board of Directors Meeting

Monday, November 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, Ms. Bridgette Cramton, Ms. Inderjeet Talwar, Mr. Scott Turowski, Mr. Jack Ventimiglia, Mr. Gene Antonelli, Mr. Ethan Peyton

Not Present: Mr. Mike Sielaff

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

#### **ELECTION OF OFFICERS:**

President: Director Cramton moved and Director Ropp seconded to elect Barb Babut for President. Unanimously approved.

Vice President: To be determined.

Secretary: Director Babut moved and Director Ropp seconded to elect Bridgette Cramton for Secretary. Unanimously approved.

Treasurer: To be determined.

#### 2. **Approval of Agenda**

Director Ventimiglia moved, and Director Turowski seconded to approve the agenda as published. Unanimously approved.

#### 3. **Co-owner Comments**

There were no non-director Co-owner comments.

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

Director Babut moved and Director Cramton seconded to approve the minutes of the October 17, 2022, board meeting as presented. Unanimously approved.

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

Director Ropp provided an overview of the October 2022 YTD operating results, highlighting actual-to-budget results and month-end fund balances. Director Ropp noted that CHV I continues to operate close to budget; CHV II is over budget on expenses by about \$22,000, due to multiple casualty losses wherein the Association paid a deductible and due to insurance premiums having increased. Director Babut moved and Director Turowski seconded to accept the financial reports as presented. The motion was approved.

#### 6. **Committee Reports**

##### 6.1 ARDC

Director Babut reported that there have been no ARDC requests during the past month.

#### 7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters.

#### 8. **Unfinished Business**

8.1 CHV - River Hill Ridge – Roadway Easement Payment Obligations to CHV (tabled)  
CHV will simply invoice RHR its share of roadway maintenance, repairs, and replacements.

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

Mr. Herriman is to secure advice from legal counsel as to the process to obtain authorization from the CHV II Co-owners to sell the lots and the actions necessary to then sell the lots.

8.3 CHV I and II, Lots 101 and 102 – Director Ropp provided a history and current status of this issue. The consensus amongst directors is to not install a drive at Roosevelt until and unless the CHV II owners of Lot 101 units agree to abandon the drive to the alley.

It was moved to install the drive at Roosevelt to/from Lot 101 with the understanding that the existing thru-way to/from the alley, serving both lots 101 and 102, will remain absent the approval of Lot 101 owners to remove the thru-way to/from the alley. There was no support.

It was moved and seconded to not proceed to install the drive to/from Roosevelt. Unanimously approved.

9. **New Business**

9.1 Award CHV I and/or CHV II Service Contracts

Mr. McDuff reported on the status of several service contracts.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, January 16, 2023, at 6:00 p.m. via Zoom.

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

12.1 Delinquency – Herriman presented the status of delinquent Co-owner accounts that have been assigned to legal counsel for collection.

12.2 Alleged Violations – no known violations.

13. **Adjournment**

There being no further business, the meeting was adjourned following the Executive Session, at 8:10 p.m.