

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, January 15, 2018; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2nd Floor Conference Room

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

Present were Directors Ms. Barb Babut, Dr. Leland Ropp, Mr. Michael Kyle, Mr. Rick Miller, Mr. Mike Sielaff and Ms. Monica Wolfson. Absent: Ms. Bridgette Cramton, Mr. Brian Czapla and Mr. Stanley Szczotka

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

2. **Approval of Agenda**

Director Ropp moved and Director Wolfson seconded to approve the agenda as published. The motion was unanimously approved.

3. **Co-owner Comments**

There were no non-director co-owners present.

4. **Approval of Minutes of Preceding Meeting(s)** (November 20, 2017)

Director Kyle moved and Director Miller seconded to approve the minutes of the meeting of November 20, 2017 as published. The motion was unanimously approved.

5. **CHV I and CHV II - Review of Preceding Month Financial Report**

Director Ropp presented an overview of year-to-date financial results for both CHV I and CHV II, being the year-end results. It was reported that:

CHV I finished the 2017 year with a positive variance, in comparing actual operating results to budget, of \$17,550. Year-end operating equity was \$42,425.30 and year-end reserve fund equity was \$530,380.35.

CHV II finished the 2017 year with a positive variance, in comparing actual operating results to budget, of \$44,860. Two major budget line item variances were positive, however, the funds not expended will result in expense in the future. They are Balcony Repairs at \$14,006 and Wood Porches and Fences at \$10,000. Year-end operating equity was \$27,851.08 and year-end reserve fund equity was \$(387,969).

Director Babut moved and Director Kyle seconded to approve the financial reports. The motion was unanimously approved.

6. **CHV I and CHV II - Committee Reports**, if any

There were no Committee reports.

7. **CHV I and CHV II - Management Report**

Mr. McDuff highlighted several items from his recent weekly reports to the board.

8. **CHV I and CHV II - Unfinished Business**

8.1 Future Plans for Filmore Street Vacant Land (this matter has been tabled; no action was taken at the January 15, 2018 board meeting)

9. **CHV I and CHV II - New Business**

9.1 Certify the Results of Voting Upon Proposed Amendments; Decide and Assign Next Steps

It was moved by Director Ropp and seconded by Director Sielaff that the 12th Amendment to the Master Deed for Cherry Hill Village I was submitted to all Co-owners of Units in Cherry Hill Village I for the purpose of voting on such document, and that the Co-owners approved the document by a vote of more than two-thirds of all Co-owners entitled to vote, and that the 7th Amendment to the Master Deed for Cherry Hill Village II was submitted to all Co-owners of Units in Cherry Hill Village II for the purpose of voting on such document, and that the Co-owners approved the document by a vote of more than two-thirds of all Co-owners entitled to vote. The motion was unanimously approved.

The next step is to secure the votes of mortgagees. Leland Ropp will work with Jeff McDuff to solicit mortgagee information from owners whom have not yet submitted it. For those owners from whom we are unable to secure mortgagee information, legal counsel will do it and such owners will be charged the fees associated with that.

9.2 Review and/or Decide Upon Review Process and Initiate Action on Initial Drafts of the Amended and Restated Master Deeds for both Cherry Hill Village I and II, the Amended and Restated Bylaws and the Amendment to Articles of Incorporation.

There is a consensus amongst board members to defer this initiative until the board is ready to propose the prescribed use and sale of the Filmore Street lot owned by CHV II. The sale of the lot will require the affirmative votes of 2/3 of the CHV II Co-owners entitled to vote. Rather than undertaking multiple initiatives to secure votes for separate Amendments for CHV II, it was decided to wait until one voting package for all known changes is ready.

9.3 Discuss and Decide Strategy to Reduce Speeding on Jackson Lane and Elsewhere in CHV

Directors brainstormed on various speed control tactics. Director Ropp moved and Director Kyle seconded to purchase and install six signs that will remind drivers to slow down. The motion was unanimously approved. Director Ropp will work with Jeff McDuff to select the optimal locations for installation.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, February 18, 2018 (third Monday) at 6:00 p.m. at Canton Human Services Building.

12. **Executive Session** (there was none)

The meeting was adjourned at 7:36 p.m.