

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, January 16, 2023; 6:00 p.m.

Virtual Meeting - Zoom

MEETING MINUTES

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

President Barb Babut called the meeting to order at 6:07 p.m.

Directors Present: Ms. Barb Babut, Mr. Mike Sielaff, Mr. Scott Turowski, Mr. Ethan Peyton

Not Present: Mr. Leland Ropp, Ms. Bridgette Cramton, Ms. Inderjeet Talwar, Mr. Jack Ventimiglia, Mr. Gene Antonelli

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

2. **Approval of Agenda**

Director Sielaff moved, and Director Peyton seconded to approve the agenda as published. Unanimously approved.

3. **Co-owner Comments**

There were no non-director Co-owner comments. Director Peyton conveyed a speeding complaint. The board discussed deterrents. Mr. McDuff was asked to ask the Township to erect its portable electronic speed sign (on Jackson Lane).

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

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

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

Mr. Herriman provided an overview of the December 2022 YTD operating results, highlighting actual-to-budget results and month-end fund balances.

CHV I: Year-end fund balances: Operating Fund: \$30,060.65; Reserves Fund: \$836,352.47. Shows a favorable variance for the year in comparing actual results to budget, of \$13,253.13.

CHV II: Year-end fund balances: Operating Fund: \$105,272.53; Reserves Fund: \$512,426.18. Shows a favorable variance for the year in comparing actual results to budget, of \$306,405.00, however, the scope of some reserves projects was less than budgeted as some work will carryover to 2023, the largest of which is exterior painting. There were unused budgeted funds for painting of \$212,436 that were carried over to 2023, and that contributed to the favorable variance in 2022.

6. **Committee Reports**

6.1 ARDC

Director Babut reported that a request for authorization to construct an addition over a garage in CHV I is under consideration.

7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters, including the expense of the newer substituted product that is to be used to charge the CHV II fire suppression systems.

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 instruct from legal counsel to proceed to complete the proposed amended and restated Master Deed and Condominium Bylaws, in connection with board initiatives to sell two vacant lots, to prescribe development limitations for such lots and to improve Bylaws language to reduce Association exposure for certain casualty losses.

8.3 CHV I and II, Lots 101 and 102 –Herriman is to survey the owners of the four units in CHV II Building 101 regarding abandoning the drive to/from the alley.

January 16, 2023

Page two

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, February 20, 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 6:54 p.m.

Assns\chvha\BOD Meeting\agenda