

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, January 20, 2020; 6:00 p.m.

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

1. **Call to Order, Roll Call, Appointment of Director and Election of Officers**

President Babut called the meeting to order at 6:00 p.m.

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck and Mr. Mike Sielaff. Absent were Directors Mr. Tim Bojanowski and Ms. Karen Davis. For management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

2. **Approval of Agenda**

Director Babut moved and Director Mauck seconded to approve the agenda. Unanimously approved.

3. **Co-owner Comments**

There were no non-director owners present.

4. **Approval of Minutes of Preceding Meeting (November 18, 2019)**

Director Ropp moved and Director Babut seconded to approve the minutes of the November 18, 2019 board meeting with the following corrections: Directors Ropp and Davis were not present; Director Mauck was elected Board Secretary. Unanimously approved.

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

Treasurer Ropp presented a summary of operating results and financial position for both CHV I and CVH II as of December 31, 2019. Mr. Ropp explained material variances from budget.

Director Babut moved and Director Sielaff seconded to accept the December 2019 financial reports. Unanimously approved.

Director Ropp moved and Director Mauck seconded to direct management to pay in full the CHV I loan to CHV II, rather than paying it off in monthly installment payments, since CHV II has sufficient cash on hand. Unanimously approved.

6. **CHV I and CHV II - Committee Reports**

President Babut reported on annual ADRC activity for 2019.

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

Site Manager Jeff McDuff reported on the status of current contract issues. He reported that he had not yet received a proposal from SME Engineering for the pond engineering work.

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

8.1 Complaint to Quiet Title – Unbuilt Units 148-157 (update)

Legal counsel reports that Cherry Hill Village II is the owner of the unbuilt units (so, the lot) and the deeds properly so state such ownership by Cherry Hill Village II.

The Board resolved to host an informational meeting. Details are as follows:

Date: Monday, February 24, 2020
Time: 7:00 p.m.
Place: Maraschino's Pub

After several years of legal initiatives, Cherry Hill Village II now holds the titles to two undeveloped lots – lots that were originally to be developed as additional CHV II attached Condominium Units. The lots are located as follows:

1. The “northern” lot is south of Harding Street and east of Roosevelt Street, behind buildings F and G (and behind CHV I Lots 242 and 243). It is bordered on the west by Building I and on the south by Building H.
2. The “southern” lot is located on Filmore Street north of Hancock Street, at the curve on Filmore Street.

The CHV Board wants the opinions of those owners most directly impacted by any changes to the two undeveloped lots.

Once the Board hears the opinions of the owners most directly impacted by any changes to the two undeveloped lots, the Board will formulate and propose a plan for consideration by the entire membership of Cherry Hill Village II. Approval of a proposed plan requires the affirmative votes of two-thirds of the voting representatives of Cherry Hill Village II. (Cherry Hill Village I owners do not have voting rights relative to this issue, since the undeveloped lots are owned by Cherry Hill Village II.)

The notice is to be sent to both CHV II and CHV I owners whose homes/units are located in close proximity to the two undeveloped lots.

- 8.2 River Hill Ridge – Roadway Easement Payment Obligations to CHV (update)
Mr. Herriman reported that legal counsel reports that legal counsel for Pulte is awaiting a position from his client.

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

9.1 CHV I and CHV II Contract Issues

Jeff McDuff summarized his recommendation to switch the fire suppression telecommunications from the current WOW land lines to cellular service for a substantial savings to CHV II. Director Ropp moved and Director Sielaff seconded to direct management to accept the proposal for cellular service for monitoring fire suppression systems for CHV II. Unanimously approved.

10. **Directors’ Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, March 16, 2020 (third Monday) at 6:00 p.m. at Canton Human Services Building.