

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, March 15, 2021; 6:00 p.m.

1. **Call to Order, Roll Call**

President Babut called the meeting to order at 6:02 p.m.

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Ms. Bridgette Cramton, Mr. Kirk Mauck, Mr. Praveen Cherian, Mr. Mike Sielaff and Mr. Jack Ventimiglia. Absent: Director Ms. Karen Davis.

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

2. **Approval of Agenda**

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

3. **Co-owner Comments**

Co-owner Mr. Michael Perales (CHV II) expressed concern about the condition of his paver patio. Mr. Perales was advised his patio will get replaced, with concrete.

4. **Approval of Minutes of Preceding Meeting (February 15, 2021)**

Director Ropp moved and Director Babut seconded to approve the minutes of the February 15, 2021 board meeting as published. Unanimously approved.

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

Treasurer Ropp presented a summary of operating results for both CHV I and CHV II as of February 28, 2021.

Director said that both CHV I and CHV II are operating a close to budget, with reserves being funded as budgeted. He also noted that owner delinquency continues to trend downward.

Director Mauck moved and Director Sielaff seconded to accept the February 2021 financial reports. Unanimously approved.

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

President Babut reported that five requests were made of the ARDC – two for fences and three for paint colors. All were approved.

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

Site Manager Jeff McDuff reported on the status of current contract issues. He highlighted recent reports to the board.

8. **CHV I and CHV II - Unfinished Business (5 minutes, to 6:55 p.m.)**

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

No change from preceding month. The Association's legal counsel is awaiting word from Pulte's law firm regarding revised easement agreement language. Negotiations have resulted in what would seem to be an agreement acceptable to both parties. Still, no executed agreement.

8.2 Future Use of Two Vacant Lots Owned by CHV II (tabled)

8.3 CHV II Lot 101 Encroachment onto CHV I Lot 102

Mr. Herriman is to engage Canton Township in an effort to secure a satisfactory resolution of this matter, to correct conditions wherein CHV II owners are required to traverse a portion of a CHV I driveway for ingress/egress to/from the CHV II Condominium unit garages.

9. **CHV I and CHV II - New Business (40 minutes, to 7:35 p.m.)**

9.1 CHV I and CHV II Contract Issues

Mr. McDuff summarized recent reports to the board and presented the below issues.

9.1.1 Award Contract for Landscape Maintenance and Snow Removal

Director Sielaff moved and Director Ropp seconded to accept the three-year proposal from Greenlawn Landscape Group for landscape maintenance and snow removal services. The contract prices represent an increase of two percent annually. The motion was unanimously approved.

9.1.2 Award Contract for Tree Pruning and Trimming

Director Ropp moved and Director Babut seconded to accept the four-year plan and proposal from Greenlawn Landscape Group for tree pruning and trimming throughout the CHV community. The motion was unanimously approved.

10. **Directors' Remarks**

There were no further remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, May 17, 2021 (third Monday) at 6:00 p.m. via Zoom.

12. **Adjournment**

There being no further business, the meeting was adjourned, following the Executive Session, at 7:43 p.m.

There were no action items in Executive Session. Accordingly, there are no minutes for the Executive Session.