

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, March 16, 2020; 6:00 p.m.
Virtual Meeting

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. Tim Bojanowski, Mr. Leland Ropp and Mr. Mike Sielaff. Absent were Directors Ms. Karen Davis and Mr. Kirk Mauck. 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 Sielaff seconded to approve the agenda. Unanimously approved.

3. **Co-owner Comments**

There were none.

4. **Approval of Minutes of Preceding Meeting (January 20, 2020)**

Director Ropp moved and Director Babut seconded to approve the minutes of the January 20, 2020 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 and financial position for both CHV I and CVH II as of both January 31, 2020 and February 29, 2020. There have been no material variances from budget.

Director Babut moved and Director Sielaff seconded to accept the January 2020 and February 2020 financial reports. Unanimously approved.

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

President Babut reported on recent approvals, including to construct a patio and relocate a garage door.

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, including that the engineering firm that is evaluating the ponds has opined that we must draw down the water level to facilitate its inspections.

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

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

The Board reviewed a draft plan prepared by the Association's legal counsel. The plan depicted the streets to which cost-sharing would apply. The consensus amongst directors is to revise the draft plan to include Constitution from Jackson to Independence and Independence in the cost-sharing calculations, in addition to the streets included in the draft plan, being Constitution south of Jackson, Harrison, and Jackson from Constitution to Denton.

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

9.1 Future Use of Two Vacant Lots Owned by CHV II

The Board hosted an informational meeting for CHV I and CHV II owners who live in close proximity to the two vacant lots owned by CHV II. The meeting was held on February 24, 2020 at Maraschino's Pub. Options presented were:

1. Sell both lots for residential development; CHV II could restrict how the lots are developed; sale proceeds would go into CHV II's reserve fund,
2. Do nothing; let the lots remain in their current undeveloped state,
3. Retain parts of both lots for additional parking and sell the remainder for residential development; the sales proceeds would fund the addition of parking; any excess proceeds would go into CHV II's reserve fund.

Jeff McDuff compiled the comments of owners present at the special meeting from an audio recording. Dan Herriman reviewed the notes and concluded that two owners indicated a preference for option 2 and five owners indicated a preference for option 3.

The Board stated that it 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.)

Director Ropp moved and Director Babut seconded to table this issue until we see a favorable economic outlook. Unanimously approved.

9.2 CHV I and CHV II Contract Issues

Management will seek proposals to evaluate the roofs at Cherry Hill Village II.

Management was directed to inform owners who have portable basketball hoops to keep them off the alley when not in use.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, April 20, 2020 (third Monday) at 6:00 p.m. via WebEx.

12. **Adjournment**

There being no further business, the meeting was adjourned at 6:50 p.m.