

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, April 16, 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, Mr. Leland Ropp, Ms. Bridgette Cramton, Mr. Michael Kyle, Mr. Rick Miller, Mr. Mike Sielaff and Ms. Monica Wolfson.

Absent: 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**

No non-director co-owners were present.

4. **Approval of Minutes of Preceding Meeting(s)** (March 19, 2018)

Director Ropp moved and Director Babut seconded to approve the minutes of the meeting of March 19, 2018 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 month of March. It was reported that:

CHV I experienced a positive variance in March, in comparing actual operating results to budget, of \$13,751. For the year-to-date period, the variance is positive by \$10,304. Month-end operating equity was \$62,322 and month-end reserve fund equity was \$561,473.

CHV II experienced a negative variance in March, in comparing actual operating results to budget. For the year-to-date period, the variance is negative by \$8,847 and is more than explained by the over budget condition in Building Repairs. CHV II incurred \$6,081.26 in roof raking expense. A sanitary back-up accounts for \$4,113 of the year-to-date expense for Building Repairs. On a positive note, CHV II has used only \$205 of the \$7,000 budget for Roof Repairs.

Given recent quotes on fire sprinkler services, CHV II is likely to go over budget in that account.

Month-end operating equity was \$33,991 and year-end reserve fund equity was \$(310,566).

Director Wolfson 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. Mr. Herriman highlighted several items from his report.

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

8.1 Future Plans for Filmore Street Vacant Land (this matter had been tabled; no action was taken at the April 16, 2018 board meeting)

8.2 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 (this matter had been tabled; no action was taken at the April 16, 2018 board meeting)

8.3 Discuss and Decide Strategy to Reduce Speeding on Jackson Lane and Elsewhere in CHV (tabled for observation and possible additional action)
Directors have noticed a decrease in speeding in the community, especially on Jackson Lane.

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

9.1 Contract Matters

Mr. McDuff outlined the scope of concrete replacement work needed in the vicinity of Fountain Park, including pedestrian areas adjacent to the commercial retail building. Director Ropp moved and Director Sielaff seconded to award the concrete replacement contract to DCAM at their quoted price of \$19,244. The motion was unanimously approved.

10. **Directors' Remarks**

Director Babut expressed concern about the condition of fences in CHV II. After much discussion, Director Kyle moved and Director Babut seconded to start replacing CHV II fences. There were six "yes" votes and one "no" vote. The motion was approved.

11. **Next Meeting**

The next Board meeting shall be Monday, May 21, 2018 (third Monday) at 6:00 p.m. at Canton Human Services Building.

12. **Executive Session** (there was an Executive Session)

The meeting was adjourned at 7:36 p.m. following the Executive Session.