

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, April 18, 2016; 6:00 p.m.

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

MINUTES – OPEN PORTION OF MEETING

1. Call to Order and Roll Call

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

Present: Directors Ms. Barb Babut, Dr. Leland Ropp, Ms. Bridgette Cramton, Mr. Craig Crady, Mr. Bobby Kopke, Mr. Rick Miller, Ms. Colleen O'Sullivan, Mr. Mike Sielaff, Mr. Stanley Szczotka, Mr. Jack Ventimiglia and Ms. Monica Wolfson

Absent: No directors were absent.

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

2. Approval of Agenda

It was moved by Director Szczotka and seconded by Director Wolfson to approve the agenda with the addition of the following items:

9.1 Communications Amongst Directors (via email)

9.2 Status of Vacant Lots

14.2 Mutual of Omaha Loan Security (Disclosure)

The motion was unanimously approved.

3. Co-owner Comments

There were no non-directors members of the community present.

4. Approval of Minutes of Preceding Meeting(s) (March 21, 2016)

It was moved by Director Ropp and seconded by Director Wolfson to approve the minutes of the meeting of March 21, 2016 as presented. The motion was unanimously approved.

5. CHV I - Review of Preceding Month Financial Report

Director Ropp presented an overview of the CHV I financial reports for March 2016. He distributed handouts he created that summarized assets, liabilities and equities, as well as variances in comparing year-to-date actual expenses to budget.

6. CHV I - Committee Reports

There were no committee reports.

7. CHV I - Management Report

Site Manager Jeff McDuff provided an overview of certain items he had summarized in his weekly reports to the board during the preceding month.

8. CHV I - Unfinished Business

8.1 CHV I - Traffic Plan Proposal (tabled)

Management will continue to request CHV traffic plans for all of CHV from Canton Township. Given the continued apparent absence of such plans, management will continue to work with Livonia Builders to erect needed traffic control signs.

- 8.2 CHV I - Issues Assigned to Legal Counsel for Opinions and Actions
 - 8.2.1 Responsibilities of Successor Developer
Management has sought an opinion on this matter.
 - 8.2.2 Cost-Sharing Obligations of Commercial Property Owner
Management has sought an opinion on this matter.
 - 8.2.3 Demand of Millcreek Building to Resolve Drainage Issues at Lots 212 & 213
Management has sought an opinion on this matter.

9. **CHV I - New Business**
 - 9.1 Communications Amongst Directors (via email)
Directors with knowledge of an issue about which another director has inquired are encouraged to respond.
 - 9.2 Status of Vacant Lots
Director O'Sullivan presented plans for additional minor improvements. Director Szczotka advocated being proactive in prohibiting parking on the lots. It was moved by Director Szczotka and seconded by Director Crady to proceed to install stakes and caution tape on the two lots to signal that parking there is prohibited. By a vote of six "yes" and five "no" votes, the motion was approved. Management was directed to ticket vehicles that continue to park on these lots once the stakes and caution tape are installed.

10. **CHV II - Review of Preceding Month Financial Report**

Director Ropp presented an overview of the CHV II financial reports for March 2016. He distributed handouts he created that summarized assets, liabilities and equities, as well as variances in comparing year-to-date actual expenses to budget.

Management reported that it will "catch-up" the budgeted additional payment on the Mutual of Omaha loan in April by remitting 4/12 of the \$50,000 budgeted sum to Mutual of Omaha in April.

11. **CHV II - Committee Reports**

There were no committee reports.

12. **CHV II - Management Report**

Site Manager Jeff McDuff provided an overview of certain items he had summarized in his weekly reports to the board during the preceding month. Mr. McDuff presented information pertaining to damages to a first story unit caused by a plumbing leak from the unit above. The remainder of this report appears in the minutes of the Executive Session.

13. **CHV II - Unfinished Business**

There was no unfinished CHV II business.

14. **CHV II - New Business**

14.1 Vendor's Failure to Communicate a Signal in Connection with Building 41E Fire Suppression System Casualty Loss – Loss of Heat in Suppression Closet
This matter was moved to the Executive Session agenda.

14.2 Mutual of Omaha Loan Security (Disclosure)

Director Szczołka inquired about the nature of the Association's security for the Mutual of Omaha loan. Mr. Herriman explained that there are no recorded liens against CHV II units in connection with the loan. Instead, he said, security for the loan is that Mutual of Omaha was granted the right to take Association assessments in the event the Association defaults on its loan payment obligations to Mutual of Omaha. Director Szczołka expressed concern that owners may not know this.

Discussion ensued. Director Ropp departed the meeting.

It was resolved that management would draft a statement explaining such conditions for public dissemination.

15. **Directors' Remarks**

Director Wolfson reported a collapsed pipe that runs beneath the newer sidewalk on the west side of Denton Road, north of Jackson Lane.

16. **Next Meeting**

The next Board meeting shall be Monday, May 16, 2016 (third Monday) at 6:00 p.m. at Canton Human Services Building.

Following the Executive Session, and there being no further business, President Babut adjourned the meeting at 7:59 p.m.