

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, May 17, 2021; 6:00 p.m.

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

President Babut called the meeting to order at 6:03 p.m.

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Ms. Bridgette Cramton and Mr. Kirk Mauck.

Absent: Directors Ms. Karen Davis, Mr. Praveen Cherian, Mr. Mike Sielaff and Mr. Jack Ventimiglia.

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 Babut seconded to approve the agenda. Unanimously approved.

3. **Co-owner Comments**

There were none.

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

Director Mauck moved and Director Ropp seconded to approve the minutes of the March 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 April 30, 2021.

Mr. Ropp said that both CHV I and CHV II are operating close to budget, with reserves being funded as budgeted.

Director Babut moved and Director Cramton seconded to accept the March and April 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**

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)

Directors resolved that a large part of the Filmore Street lot should be sold for the construction of two homes, while retaining a portion of the lot for parking, and that the other lot should be sold for the construction of two to four attached units, while retaining a portion of the lot for parking.

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**

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 Paint, Concrete, Fencing

Mr. McDuff summarized the status of these current projects;

9.1.2 Basketball Hoops

There was a discussion about basketball hoops that encroach upon the General Common Elements.

10. **Directors' Remarks**

There were no further remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, June 21, 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 7:27 p.m.

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