

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, May 18, 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 6:05 p.m.

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck and Mr. Mike Sielaff. Absent were Directors Mr. Tim Bojanowski and Ms. Karen Davis. Present for management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

2. **Approval of Agenda**

Director Babut moved and Director Sielaff seconded to approve the agenda. Unanimously approved.

3. **Co-owner Comments/Presentation About Ponds**

Nowak & Fraus Engineers' Mr. Chad Findley entered the meeting at 6:15 p.m. to provide a report to the board about the (storm water control) ponds. Four CHV owners, together with directors, participated in the discussion.

Mr. Findley said the pond overflow structures should be cleaned every 10-15 years and certain materials (including, for instance, a filter fabric) should be replaced. He said the largest of the three ponds is a detention pond; the other two ponds are sediment forebays (the purpose of which is to allow sediment to settle from the incoming stormwater runoff before it is delivered to the detention pond). Mr. Findley recommended replacing the stone and fabric filters at all three structures. He opined that Nowak & Fraus should suspend work on topols (ascertaining current pond depths relative to design) and instead secure pricing on cleaning structures and replacing the stone and fabric filters.

Owner Todd Mueller said his objective is for the water levels to be higher, not lower. Higher water levels are more pleasing, they result in lower water temps and less algae.

Owner Syndee Makek said she is a 17-years resident and that serious stormwater backups were not a problem until about three years ago. She said she suspects that fertilize and mowing to the water's edge has contributed to pond ecosystem problems.

Owner Angela Roach advocated removing the muskrats and advising residents to not feed the ducks and to not throw rocks into the pond (thereby removing them from their intended location for which there is a purpose, sediment filtration).

Directors emphasized the objective of maintaining the pond and forebays to serve their intended purposes. It was also stated that there have been several 100-year or near 100-year storms within the past several years.

The board instructed management to instruct the landscape maintenance contractor to ensure that mowing does not take place within five feet of the water's edge, or not more than five feet below the tree line. And no fertilization from the trees to the water's edge.

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

Director Ropp moved and Director Sielaff seconded to approve the minutes of the April 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 CHV II as of April 30, 2020. There have been no material variances from budget.

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

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

President Babut reported on recent ARDC requests and approvals.

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, and is working on bids to replace certain CHV II fences. He reported that playground mulch has been quoted at \$58 per cubic yard, installed.

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

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

Director Ropp opined that there appears to be conflicting language in the draft agreement with a reference to cost apportionment based upon use, versus simply the number of household units. Mr. Herriman was directed to instruct legal counsel to address this and to otherwise proceed with the agreement to include the most shared roadway space as is possible.

8.2 Future Use of Two Vacant Lots Owned by CHV II

No new information. The consensus amongst stakeholders is to develop both lots with a combination of additional parking and minimal additional housing. Given current economic conditions, however, the issue has been tabled.

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

9.1 CHV I and CHV II Contract Issues

9.1.1 CHV II Roof Evaluation. Director Babut moved and Director Ropp seconded to accept the proposal of PSI/Intertek to inspect and evaluate the condition and to estimate the remaining useful lives of the CHV II roofs. Unanimously approved.

9.1.2 Ponds. Director Ropp moved and Director Sielaff seconded to instruct Nowak & Fraus Engineers to, as Chad Findley recommended, suspend work on topols and instead secure pricing on cleaning structures and replacing the stone and fabric filters. Unanimously approved.

9.2 Opening Playground Equipment

Director Babut moved to have management cause the playground equipment to be cleaned in preparation to open it for use. There was no second.

Director Ropp moved and Director Sielaff seconded to authorize the installation of signage near the playground equipment, stating verbiage such as "Use at your own risk (discretion), Practice social distancing, Wash when you return home". Unanimously approved.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, June 15, 2020 (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 7:53 p.m.