

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, June 20, 2022; 6:00 p.m.

Virtual Meeting - Zoom

MEETING MINUTES

1. **Call to Order and Roll Call**

Directors Present: Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck, Mike Sielaff, Mr. Scott Turowski, Mr. Jack Ventimiglia. The board acknowledged the resignation of Mr. Jason Yunk and thanked Mr. Yunk for his service. Not Present: Ms. Bridgette Cramton.

Management Present: 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 as presented. Unanimously approved.

3. **Co-owner Comments**

The Cherry Hill Village Board of Directors applied for an amendment to the Cherry Hill Village site plan to change driveways that serve the owners/residents of a CHV II Condominium building (lot 101) and a CHV I single unit located on the west side of Roosevelt Street (lot 102) between Monroe Street and Filmore Street. Currently residents of a CHV II Condominium building enter and exit their garage approaches by crossing over a portion of a CHV I driveway. The CHV board has proposed to abandon that means of ingress/egress and construct an ingress/egress drive directly to/from a street (Roosevelt) that borders the subject CHV II lot. Five residents (three owners and two tenants) addressed the board on this topic.

- Carole Beck, a CHV I owner, objected to re-routing the driveway citing safety especially relative to the easternmost garage approach and the safety of children. She objected to incurring the expense for the benefit of only one party and cited the impact on the view from Roosevelt and related property values, potential accidents and trash collection issues.
- Dana Hearn, a CHV II owner, objected to re-routing the driveway as she would lose her driveway in the process.
- Melissa Cox (tenant of CHV II owner) objected for lack of advance notification.
- Inderjeet Talwar, a CHV I owner, said she observes the subject area daily from her home office and believes that Ms. Hearn will be adversely impacted when backing out of her garage when another driver is entering the drive at the same time.
- Kathy Johnson, the owner of the CHV I home who has lost the use of a portion of her driveway to accommodate use by the CHV II owners, said she will appreciate the discontinuance of the use of her driveway by the CHV II residents. We want full use of our driveway, she said. Not having it adversely impacts the value of my home, she added. Ms. Johnson added – I sometimes must pause to permit a lot 101 resident to exit.
- Ms. Anderson (tenant of CHV II owner) spoke in opposition to the proposed plan.

4. **Approval of Minutes of Preceding Meeting**

Director Babut moved and Director Sielaff seconded to approve the minutes of the April 18, 2022, board meeting as presented. Unanimously approved.

5. **Review of Preceding Month Financial Reports**

Director Ropp provided an overview of the April 2022 YTD operating results, highlighting actual-to-budget results and month-end fund balances. Director Ropp noted that CHV I is operating close to budget; CHV II is over budget on insurance premium expense. Director Babut moved, and Director Mauck seconded to accept the financial reports as presented. Director Ventimiglia abstained. The motion was approved.

6. **Committee Reports**

6.1 ARDC

Director Babut reported that there have been ten requests since her last report, some of which are currently undergoing review. One request is for site drainage improvements.

7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters. Management is to soon commence the process of developing roof replacement specifications, utilizing the services of Roofing Technology Associates.

Mr. McDuff summarized the proposal from J & B for an increase in their prices for wood replacement, in connection with the CHV II exterior wood replacement and painting project. Following discussion, Director Ropp moved, and Director Sielaff seconded to accept J & B's proposed increased prices for wood replacement. There were four "yes" votes, one "no" vote and one abstention. The motion was approved.

8. **Unfinished Business**

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

Mr. Herriman reported having had a conversation with River Hill Ridge board member Betsy Kopke, who used to live in CHV. She said that her board has the understanding that Pulte's attorney is still handling this matter. She said that although Pulte no longer has a seat on the board, they are still in the process of finishing up some things in the RHR community. Ms. Kopke also said she has a board meeting the week of June 27 and will bring this issue up.

8.2 CHV II – Progress Report on Future Use of Two Vacant Lots

Nowak & Fraus, the engineering firm engaged by the Association, is awaiting a reply from the Township regarding the proposed parking configuration on Filmore.

8.3 CHV II – Progress Report on Improvements to Cease Encroachment by CHV II Lot 101 upon CHV I Lot 102

The Canton Township Zoning Board of Appeals remanded a Co-owner appeal to the Planning Commission for disposition. Management was directed to send a mass email to all owners (for whom we have email addresses) to inform them of the date, time and location of the subject Planning Commission meeting.

9. **New Business**

9.1 Accept Proposed Price Increase for Wood Replacement in Connection with CHV II Exterior Painting Project

Mr. McDuff summarized the proposal from J & B for an increase in their prices for wood replacement, in connection with the CHV II exterior wood replacement and painting project. Following discussion, Director Ropp moved, and Director Sielaff seconded to accept J & B's proposed increased prices for wood replacement. There were four "yes" votes, one "no" vote and one abstention. The motion was approved.

10. **Directors' Remarks**

There were no additional remarks

11. **Next Meeting**

The next Board meeting shall be Monday, July 18, 2022, at 6:00 p.m. via Zoom.

12. **Executive Session** (non-directors to be excused)

12.1 Delinquency

12.2 Alleged Violations

12.3 Other Confidential Matters

13. **Adjournment**

There being no further business, the meeting was adjourned following the Executive Session, at 8:10 p.m.