

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, June 21, 2021; 6:00 p.m.

Conducted by Zoom

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, Mr. Kirk Mauck and Mr. Mike Sielaff.

Absent: Directors Ms. Bridgette Cramton, Ms. Karen Davis, Mr. Praveen Cherian and Mr. Jack Ventimiglia.

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

Non-Directors in Attendance: Mr. Scott Turowski, CHV I

2. **Approval of Agenda**

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

3. **Co-owner Comments**

Mr. Turowski introduced himself.

4. **Approval of Minutes of Preceding Meeting** (May 17, 2021)

Director Ropp moved and Director Mauck seconded to approve the minutes of the May 17, 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 May 31, 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 Mauck seconded to accept the May 2021 financial report. Unanimously approved.

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

President Babut reported that four requests were made of the ARDC – two for fences and two 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. It was suggested that RHR directors be contacted directly.

8.2 Future Use of Two Vacant Lots Owned by CHV II (tabled)

Management is to solicit proposals from engineering firms to create development plans and to secure Township approval. (Directors previously 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

Management is to solicit proposals from engineering firms to create plans and to secure Township approval.

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. It was resolved that management shall do a mailing to again remind CHV II owners about maintaining A.C. condensate lines and replacing original hot water heaters.

Director Ropp moved and Director Sielaff seconded to award the 2021 concrete replacement contract to Greenlawn Concrete Division. Unanimously approved.

Director Ropp moved and Director Babut seconded to award the 2021 asphalt contract to H. G. Sartor, LLC. Unanimously approved.

Director Ropp moved and Director Sielaff seconded to award the 2021 asphalt crackfill contract to DCAM. Unanimously approved.

9.2 Annual Meeting

Directors resolved to conduct the 2021 annual meeting in person if possible. Preferred dates are October 27 or 28.

9.3 Traffic Control and Signage Plan Proposals

Director Ropp moved and Director Sielaff seconded to authorize management to award a contract to the lowest of two bidders. Unanimously approved.

9.4 Appointment of Director

Director Ropp moved and Director Babut seconded to appoint Scott Turowski to the CHV Board of Directors. Unanimously approved.

10. **Directors' Remarks**

There were no further remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, August 16, 2021 (third Monday) at 6:00 p.m. via Zoom. (It was subsequently determined that the next meeting shall be in September.)

12. **Adjournment**

There being no further business, the meeting was adjourned, following the Executive Session, at 6:58 p.m.

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