

# CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

Monday, July 17, 2017; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2<sup>nd</sup> Floor Conference Room

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

Present were Directors Ms. Barb Babut, Dr. Leland Ropp, Mr. Chris Bowlby, Mr. Michael Kyle, Mr. Rick Miller and Ms. Monica Wolfson

Absent were Directors Ms. Bridgette Cramton, Mr. Mike Sielaff and Mr. Stanley Szczotka

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

### 2. **Approval of Agenda**

Director Wolfson and Director Miller seconded to approve the agenda as published with the following revisions: 1) Add to 9.2 "Secure Board Approval", and 2) Add 9.4, Non-compliant siding on Orlando Homes home under construction on Cherry Hill Road. The motion was unanimously approved.

### 3. **Co-owner Comments**

A CHV II owner expressed displeasure at having to wait until September to get a leak in a fire suppression head (located in the garage) repaired. Mr. McDuff explained that the August inspection of the entire building may reveal other similar leaks. The entire system has to be drained to fix a leak. By deferring the repair until after the entire building is inspected, we may avoid having to drain the system twice. He apologized if this explanation had not been understood.

A CHV II owner inquired about future increases in assessments. Director Ropp replied that, at this time, there is no expectation of an increase in assessments for 2018.

### 4. **Approval of Minutes of Preceding Meeting(s)** (June 19, 2017)

Director Wolfson moved and Director Ropp seconded to approve the minutes of the meeting of June 19, 2017 with the following change: Move the notation in the minutes about Directors Bowlby and Cramton departing from the meeting, to before agenda item 9.1. The motion was unanimously approved.

### 5. **CHV I and CHV II - Review of Preceding Month Financial Report**

Director Ropp presented an overview of year-to-date financial results for both CHV I and CHV II. He indicated that, year-to-date, both are operating close to budget.

### 6. **CHV I and CHV II - Committee Reports**, if any

There were no Committee reports.

### 7. **CHV I and CHV II - Management Report**

Mr. Herriman summarized the monthly report to the board. Mr. McDuff highlighted several items from his recent weekly reports to the board. Mr. McDuff is to secure firm quotes to remove snow from all "public" walks in the community.

President Babut said there is a recent Township ordinance that makes the area between the street and the sidewalk and the sidewalk the responsibility of the lot owner. She said a

Township official told her such ordinance would apply to CHV. Mr. Herriman is inquire of legal counsel about this concept and ordinance.

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

- 8.1 Proceed to Prepare to Effectuate the Sale of the Filmore Street Vacant Land by Authorizing Legal Counsel to Draft the Proposed Amendment to Create New Site Condominium Units on the Filmore Street Vacant Land, for Submission to CHV II Voters (tabled)
- 8.2 Board Governance – Decide Upon Change in Structure, if any, relative to Board Governance (tabled)
  - 8.4.1 Changes the Board is Empowered to Undertake
  - 8.4.2 Changes that Require Submission to CHV VotersThis matter is to be removed from the agenda.

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

- 9.1 Secure Board Approval and Establish Committee to Review Proposed Revisions to the CHV I and CHV II Condominium Documents (soon after receipt from legal counsel) and to make Recommendations for Additions, Deletions and/or Other Changes to the Board of Directors (tabled)
- 9.2 Establish Date for Special Membership Meeting of CHV I Members to Present and Discuss the Proposed Amendment Pertaining to the Responsibility for CHV Common Elements between Streets and CHV I “Lots”  
It was resolved to conduct a Special Membership meeting on August 21, 2017 to explain the proposed Amendments to CHV I and CHV II owners. (Subsequent to the July board meeting, this directive was rescinded and a special Executive board meeting was conducted with legal counsel.)
- 9.3 CHV I and CHV II Contract Issues  
Gratitude was extended to both Mr. Ropp and Mr. McDuff for managing the CHV II landscape improvements.
- 9.4 Non-compliant siding on Orlando Homes home under construction on Cherry Hill Rd  
It was reported that the aluminum is aluminum clad over the wood trim and the siding is Hardiplank lap siding. It was moved by Director Ropp and seconded by Director Wolfson that the Association shall communicate to the builder that the Association retroactively approves the use of aluminum (clad or siding) on the current home under construction but will not approve the use of aluminum (clad or siding) on the next home(s) to be constructed. The motion was unanimously approved.

10. **Directors’ Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, September 18, 2017 (third Monday) at 6:00 p.m. at Canton Human Services Building.

12. **Executive Session** (there was none)

The meeting was adjourned at 7:58 p.m.