

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, July 18, 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. Scott Turowski, Mr. Jack Ventimiglia.

Not Present: Ms. Bridgette Cramton, Mr. Kirk Mauck, Mr. Mike Sielaff.

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**

President Babut provided an overview of the Lot 101/Lot 102 driveway issue, emphasizing the status of the Planning Commission's role.

- Carole Beck, a CHV I owner, was present. Ms. Beck made no comments.
- Kathy Johnson, a CHV I owner, was present. Ms. Johnson made no comments.
- Johathan Johnson, a CHV I owner, was present. Mr. Johnson made no comments.

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

Director Ropp moved and Director Ventimiglia seconded to approve the minutes of the June 20, 2022, board meeting as presented. Unanimously approved.

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

Director Ropp provided an overview of the May 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 expenses by about \$20,000, due to multiple casualty losses wherein the Association pays a deductible and due to insurance premiums having increased. Director Ventimiglia moved, and Director Ropp seconded to accept the financial reports as presented. The motion was approved.

6. **Committee Reports**

6.1 ARDC

Director Babut reported that there have been many CHV I paint color requests since her last report.

7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters. Management has sought a proposal to develop roof replacement specifications, utilizing the services of Roofing Technology Associates.

Mr. McDuff was authorized to re-bid the CHV II wood replacement and painting project for 2023. He also reported on the proposals for asphalt and concrete work.

8. **Unfinished Business**

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

CHV will simply invoice RHR its share of roadway maintenance, repairs, and replacements upon receipt of such invoices.

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 Planning Commission is to again review the proposed Site Plan Amendment, at its July 25, 2022 meeting.

9. **New Business**

- 9.1 Award Service Contracts
 - 9.1.1 Asphalt and Concrete
Director Ropp moved, and Director Babut seconded to accept the proposals of Greenlawn for concrete and H. G. Sator for asphalt. Unanimously approved.
 - 9.1.2 Ponds
Director Ropp moved, and Director Turowski seconded to accept the proposal from Clean Lake Improvement for pond aeration equipment. Unanimously approved.
- 9.2 Appointment of Director
Director Ropp moved, and Director Turowski seconded to appoint Ms. Inderjeet Talwar to the CHVHA Board of Directors. Unanimously approved.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, September 19, 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 8:14 p.m.