

**Cherry Hill Village Homeowners Association**  
Board of Directors Meeting

Monday, September 19, 2016; 6:00 p.m.  
Canton Human Services Building, 50430 School House Rd., 2<sup>nd</sup> Floor Conference Room

**MEETING MINUTES**

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

President Barb Babut called the meeting to order at 6:00 p.m.

Present: Directors Ms. Barb Babut, Dr. Leland Ropp, Mr. Craig Crady, Mr. Rick Miller, Mr. Mike Sielaff and Mr. Jack Ventimiglia

Absent: Ms. Bridgette Cramton, Mr. Bobby Kopke, Mt. Stanley Szczotka and Ms. Monica Wolfson

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

**2. Approval of Agenda**

It was moved by Director Ropp and seconded by Director Sielaff to approve the agenda as published with the addition of 9.5, "Review of Potential Projects for 2017". The motion was unanimously approved.

**3. Co-owner Comments**

There were no other owners present.

**4. Approval of Minutes of Preceding Meeting(s) (July 18, 2016)**

It was moved by Director Wolfson and seconded by Director Sielaff to approve the minutes as published. The motion was unanimously approved.

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

5.1 Management

5.2 Treasurer

Treasurer Ropp distributed a report for both CHV I and CHV II as of August 31, 2016 that summarized assets, liabilities and fund equities and certain expense account year-to-date actuals and budgeted amounts. He labeled such accounts as deferrable and/or variable.

It was moved by Director Babut and seconded by Director Crady to accept the CHV I and CHV II financial reports for August. The motion was unanimously approved.

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

There were no Committee Reports.

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

Management summarized its monthly report to the board. Mr. McDuff highlighted several items from his recent weekly reports to the board.

Mr. Herriman presented the concept of an alternative means of determining a quorum for the annual meeting, being that if an owner or the owners of a unit have not designated one owner to be the voting representative then the owner or owners of such unit are not eligible to vote and, as such, that unit is not included in either the numerator or the denominator in the equation to determine the number of participating voters and eligible voters.

Mr. Herriman stated that management did not remit the budgeted extra payment of principle on the Mutual of Omaha loan, given the over budget expenses incurred year-to-date by CHV II.

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

8.1 CHV I - Traffic Plan Proposal (tabled)

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

9.1 Accept Proposed Revised Payment Terms from M & M International to Pay to CHV I the sum of \$6,300.00, the amount it owes for its contribution to Association expenses to maintain, repair and replace real property improvements (meaning sidewalks and the like) used by M & M International's commercial building tenants and their customers which real property improvements are maintained, repaired and replaced by CHV. M & M International proposed to pay the \$6,300 in twelve consecutive monthly installments of \$525.00 each. It was moved by Director Ropp and seconded by Director Babut to accept such proposed revised payment terms from M & M International.

9.2 Approve Revised Amendment to the Reciprocal Easement and Operating Agreement, which was entered into on March 20, 2008 and recorded at L:52571; P:375 of Wayne County Register of Deeds ("Agreement"), by and between Anwar Zahr and Emily Zahr, whose address is 8505 Chatham Drive, Canton, Michigan 48187 ("Zahr"), and Cherry Hill Village Association, located in Canton Michigan at the intersection of Cherry Hill Road between Ridge Road and Denton Road ("Association").

The board continues to maintain that if Mr. Zahr wants to be exempted from making required payments to the Association as a condition of the original easement that Mr. Zahr must relinquish his easement rights to use the alley. Further, the cost-sharing terms, relative to the maintenance, repair and replacement of the "shared" portion of Roosevelt Street, proposed by the Association's legal counsel to Mr. Zahr, are completely reasonable and equitable.

9.3 2016 Annual Meeting and Election of Directors

The Association's 2016 annual meeting is scheduled to take place on Wednesday, October 26, 2016 beginning at 7:00 p.m. at Workman Elementary School, located at 250 Denton Road, Canton, Michigan. Registration begins at 6:30 p.m.

Management shall include in the mailing to CHV II owners information about avoiding water leaks from hot water heaters and A.C. condensate lines.

9.4 Adopt Rules to Govern the Use of Parks

The Bylaws, at Article VI, Section 9, state the following:

Section 9. Park Hours. The Community Areas and Facilities include parks (designated as open space on the Cherry Hill Village Condominium Subdivision Plan). Such parks are private parks maintained by the Association. The Association may establish reasonable rules and regulations with respect to the use and enjoyment of the parks including, without limitation, the hours of use of such parks.

Management requested direction on the issue of the temporary installation of play equipment by owners, like a bouncy house, a trampoline, a rock wall, etc. Related

topics included limiting the period of time, requiring the owner to provide the Association a Certificate of Insurance naming the Association as an "Additional Insured"

- 9.5 Review of Potential Projects for 2017  
Management provided lists of potential maintenance, repair, replacement and/or improvements projects for both CHV I and CHV II. Directors were invited to indicate priorities via an email to Jeff McDuff. Priorities will be included in the draft 2017 budgets.

Management is to obtain confirmation as to who is responsible to maintain, repair and replace the walking path located in the CHV community.

10. **Directors' Remarks**  
There were no additional Directors' remarks.
11. **Next Meeting**  
The next Board meeting shall be Monday, October 17, 2016 (third Monday) at 6:00 p.m. at Canton Human Services Building.
12. **Executive Session**  
The board went into Executive Session.
13. **Adjournment**  
There being no further business, President Babut adjourned the meeting at 8:00 p.m.