

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, September 21, 2020; 6:00 p.m.

Virtual Meeting

1. **Call to Order, Roll Call**

President Babut called the meeting to order at 6:01 p.m.

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck and Mr. Mike Sielaff. Absent was Director Ms. Karen Davis. Present for management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent. (Mr. Tim Bojanowski sold his home and resigned.)

2. **Approval of Agenda**

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

3. **Co-owner Comments**

No non-director co-owners participated in the meeting.

4. **Approval of Minutes of Preceding Meeting (June 15, 2020)**

Director Babut moved and Director Mauck seconded to approve the minutes of the June 15, 2020 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 and financial position for both CHV I and CHV II as of August 31, 2020. He called out accounts that are over budget. He noted that owner delinquency is trending downward.

Director Sielaff moved and Director Mauck seconded to accept the August 2020 financial reports. Unanimously approved.

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

President Babut reported on recent ARDC requests and approvals.

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. Dan Herriman summarized other current matters.

8. **CHV I and CHV II - Unfinished Business (5 minutes, to 6:55 p.m.)**

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

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.

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

9. **CHV I and CHV II - New Business (40 minutes, to 7:35 p.m.)**

9.1 CHV I and CHV II Contract Issues (Mr. McDuff presented)

9.1.1 Landscape Improvements

Director Ropp moved and Director Babut seconded to accept the proposal from Greenlawn to remove and replace plants in CHV, including several trees, but excluding two trees proposed for the big park. And substitute Knock-Out Roses with Hydrangeas along Denton. Proposed price of \$19,302.50 to be adjusted downward for the deletion of the two trees for the big park. Unanimously approved.

9.1.2 Masonry Proposal

Director Ropp moved and Director Sielaff seconded to accept the proposal from Armstrong Masonry for masonry repairs and replacements for the benefit of CHV II at the proposed price of \$17,000. Unanimously approved.

9.1.3 Catch Basin Repairs

Director Babut moved and Director Mauck seconded to accept the proposal from Havener Technologies to seal 169 catch basins that require sealing, doing half in 2020 and half in 2021, for the proposed price of \$59,150. Unanimously approved.

9.1.4 Pond Treatments

Director Babut moved and Director Ropp seconded to accept a proposal to treat the ponds with an approved algaecide product. Unanimously approved.

9.1.5 Ice Melt Product for CHV II Residents

Director Ropp moved and Director Sielaff seconded to authorize the distribution of smaller "ice melt shakers" rather than the five gallon buckets. Unanimously approved.

9.2 2020 Annual Meeting? Virtual?

It was resolved to defer the annual meeting until 2021. The Board will seek out prospective appointees in the meantime.

9.3 Pending Restoration of Ingress/Egress Drive for CHV II Bldg. at Roosevelt and Monroe

It was moved by Director Ropp and seconded by Director Mauck to approve surveying and staking of the existing shared drive area for the subject building at a fee not to exceed \$2,000. Unanimously approved.

9.4 Review Draft 2021 Operating and Reserve Budgets

10. **Directors' Remarks**

It was noted that a survey of Cherry Hill Village members/owners regarding the addition of a community pool garnered 152 votes. Forty five percent were "yes" votes; fifty five percent were "no" votes.

11. **Next Meeting**

The next Board meeting shall be Monday, October 19 2020 (third Monday) at 6:00 p.m. via Zoom.

12. **Adjournment**

There being no further business, the meeting was adjourned, following the Executive Session, at 7:32 p.m.

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