

# CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

Monday, October 16, 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. Rick Miller, Mr. Mike Sielaff and Ms. Monica Wolfson. Director Crampton joined the meeting at 6:40 PM.

Absent: Directors Michael Kyle and Mr. Stanley Szczotka.

Present for management: Jeff McDuff, Site Manager, Herriman & Associates, Inc.,

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

Director Babut moved and Director Wolfson seconded to approve the agenda as published. The motion was unanimously approved.

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

One non-director co-owner was present representing one unit.

Jackie Foster had a question about the Master Deed amendment. She also wanted to alert the board to a neighbor property that was unoccupied and was not storing trash bins properly.

Jeff said he was waiting until the end of the month to alert the owner of the issue.

### 4. **Approval of Minutes of Preceding Meeting(s)** (September 18, 2017)

Director Bowlby moved and Director Wolfson seconded to approve the minutes of the meeting of September 18, 2017 as published. 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 were operating close to budget.

Director Ropp made a presentation showing what he was planning to present at the annual meeting in three days. He discussed what the color codes represented and laid out the reserve study.

He discussed in detail the finances of CHV II and the upcoming expenses for the community that would be seen over the next 15 years: trim painting, roofs, roads, and building painting. He estimated that if all went well, the co-owners shouldn't have to pay more than they were paying currently.

Director Wolfson moved and Director Sielaff seconded to approve the financial reports. The board accepted the report.

6. **CHV I and CHV II - Committee Reports**, if any  
President Babut said she the ADRC approved painting and a patio and fence request.

7. **CHV I and CHV II - Management Report**  
There was no management report as Mr. Herriman was absent.

Mr. McDuff reported that he had notified co-owners who were violating bylaws in storage of recycling and trash containers with letters and notes.

One hidden balcony had its deck board replaced but not the siding.

8. **CHV I and CHV II - Unfinished Business (6:36 PM)**  
No items were discussed.

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

- 9.1 Directors analyzed the budget for CHVI that contained no annual increase. To accommodate increases in expenses less money was put into reserved. Director Ropp moved and Direct Miller seconded the approval of the budget for CHVI with the caveat that if the master deed amendment failed, dues would have to rise. The vote was 6-1 with Director Bowlby opposed. Director Bowlby said the master deed required the HOA to replace landscaping in a timely manner. Director Miller asked how Bowlby would pay for those expenses. Bowlby said the board could raise the dues.

- 9.2 There was a short discussion at 6:50 PM about the future of CHVII sprinklers in the units. The board directed Mr. McDuff to research today's building codes and whether codes around sprinklers had changed.

Babut asked if there was money budgeted for dryer cleaning. McDuff said it costs \$5,000 for vent cleaning.

Ropp said the board budgeted last year for asphalt, but there was no money for trees. The budget in 2018 is flipped.

Resident Foster said that last year she received a letter stating there would be no budget increase and then she received one in January that said there was an increase. She asked about what would happen if someone sued over sidewalks, if the HOA had to take over maintenance of the house sidewalks.

Ropp said that the HOA had insurance. Babut said she didn't think residence wanted to pay higher HOA fees.

Ropp motioned to approve the budget for CHVII that contained no increase with the caveat that if the master deed amendment failed, dues would have to rise. The motion passed 6 to 1 with Director Bowlby voting in the negative. He said he opposed the budget for the same landscaping reasons.

- 9.3 There was a discussion about the annual meeting. Board members agreed the lawyer would address all discussion about the amendment and tax on land issues. Director Ropp would make a presentation about finances.

Director Ropp asked the board to address the number of board members it wanted over the next year. Director Crampton said it had to be an odd number. Director Ropp pointed out that the board started with 11 members and now had 9. Director Sielaff motioned to make the board 9 members, seconded by Director Crampton. The board voted 6-1. Director Bowlby opposed and said he liked 11 better.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, November 20, 2017 (third Monday) at 6:00 p.m. at Canton Human Services Building.

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

The meeting was adjourned at 7:36 p.m.