

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, October 17, 2016; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2nd 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, Mr. Craig Crady, Mr. Rick Miller, Mr. Mike Sielaff and Mr. Jack Ventimiglia and Ms. Monica Wolfson

Absent: Mr. Leland Ropp, Ms. Bridgette Cramton, Mr. Bobby Kopke and Mr. Stanley Szcotka

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

3. **Co-Owner Comments**

There were no other owners present.

4. **Approval of Minutes of Preceding Meeting(s)** (September 19, 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, in advance of the meeting, a report for both CHV I and CHV II as of September 30, 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.

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 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.

Directors directed management to cause two Hawthornes to be removed.

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

8.1 CHV I - Traffic Plan Proposal (tabled)

- 8.2 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"). (Tabled.)

There was nothing new to report on this matter.

9. **CHV I and CHV II - New Business (40 minutes, to 7:45 p.m.)**

- 9.1 Review and Revise Draft 2017 Budgets for CHV I and CHV II
Directors reviewed the draft 2017 budgets for CHV I and CHV II. Directors asked for a review of water and sewer consumption history for CHV I.

- 9.2 Award 2016-17 Insurance Contracts to Travelers, Maris Brown Rossell Insurance Agency, Agent
It was moved by Director Wolfson and seconded by Director Babut to affirm the change in carriers from Farm Bureau to Travelers effective October 23. The Travelers' premium, at approximately \$41,000, represents a decrease of about \$11,000. The motion was unanimously approved.

Mr. Herriman noted that another agent, The Kapnick Agency, will be quoting CHV II and, if the board so chooses, the board could change carriers again (and agents) at any time. Kapnick has also been invited to quote CHV II's policies.

10. **Directors' Remarks (10 min., to 7:55 p.m.)**

11. **Next Meeting**

The next Board meeting shall be Monday, November 21, 2016 (third Monday) at 6:00 p.m. at Canton Human Services Building.

The Association's Annual Meeting is scheduled to take place on Wednesday, October 26, 2016 at 7:00 p.m. at Workman Elementary School. Registration begins at 6:30 p.m.

12. **Executive Session (non-directors to be excused; 5 minutes, to 8:00 p.m.)**

- 12.1 Delinquency (5 minutes)

13. **Adjournment**

There being no further business, President Babut adjourned the meeting at 7:30 p.m.