

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, November 16, 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, Ms. Bridgette Cramton, Mr. Kirk Mauck and Mr. Mike Sielaff. Absent were Directors Mr. Praveen Cherian, Ms. Karen Davis and Mr. Jack Ventimiglia. Present for management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent.

2. **Approval of Agenda**

Director Ropp moved and Director Sielaff 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 (October 19, 2020)**

Director Babut moved and Director Mauck seconded to approve the minutes of the October 19, 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 October 31, 2020. Together with Mr. Herriman, he summarized accounts and conditions that are over budget. Director Ropp noted that owner delinquency continues to trend downward.

Director Sielaff moved and Director Babut seconded to accept the October 2020 financial reports. Unanimously approved.

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

President Babut reported there were no recent ARDC requests.

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. Director Cramton inquired about circumstances that resulted in chargebacks to several owners of CHV II units who were responsible for water leaks in to units below.

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)

No change from preceding month. 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. The RHR developer's attorney is working to obtain approval of the proposed cost-sharing agreement.

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)

Mr. McDuff summarized the recent improvements made to the ponds and the resultant improvements in water retention capacity.

10. **Directors' Remarks**

There was discussion about possible trespass by CHV II owners who have to cross over a CHV I owner's driveway for ingress/egress to/from their Condominium units. Mr. Herriman will communicate with the CHVI owner.

11. **Next Meeting**

The next Board meeting shall be Monday, February 15, 2021 (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 6:50 p.m.

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