

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Monday, November 18, 2019; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2nd Floor Conference Room

1. **Call to Order, Roll Call, Appointment of Director and Election of Officers**

President Babut called the meeting to order at 6:10 p.m.

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Mr. Tim Bojanowski, Ms. Karen Davis and Mr. Mike Sielaff. For management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

Appoint Mr. Kirk Mauck to Board of Directors

It was moved and seconded to appoint Kirk Mauck to the Board of Directors. Unanimously approved.

Election of Officers

It was moved and seconded to elect the following persons to the corresponding positions:

Ms. Barb Babut, President

_____, Vice President

_____, Secretary

Mr. Leland Ropp, Treasurer

Unanimously approved.

2. **Approval of Agenda**

It was moved and seconded to approve the agenda. Unanimously approved.

3. **Co-owner Comments**

There were no non-director owners present.

4. **Approval of Minutes of Preceding Meeting (October 21, 2019)**

It was moved and seconded to approve the minutes of the October 21, 2019 board meeting.

Unanimously approved.

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

Treasurer presented a summary of operating results and financial position for both CHV I and CVH II as of October 31, 2019.

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

President Babut reported on annual ADRC activity for 2019.

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

Site Manager Jeff McDuff reported on the status of current contract issues. He reported that he had not yet received a proposal from SME Engineering for the pond engineering work.

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

8.1 Complaint to Quiet Title – Unbuilt Units 148-157 (update)

Mr. Herriman reported that legal counsel reports that they are still awaiting receipt of signed quit claim deeds from Bank of Ann Arbor.

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

Mr. Herriman reported that legal counsel reports that legal counsel for Pulte is awaiting a position from his client.

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

9.1 CHV I and CHV II Contract Issues

There were no action items.

9.2 Act Upon Proposal from Herriman & Associates, Inc. for a Renewal Management Contract

It was moved and seconded to accept the management services renewal proposal from Herriman & Associates, Inc. for the period January 1, 2020 through December 31, 2022. Unanimously approved.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, January 20, 2020 (third Monday) at 6:00 p.m. at Canton Human Services Building.