

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, July 17, 2023; 6:00 p.m.

Virtual Meeting - Zoom

MEETING MINUTES

1. **Call to Order and Roll Call**

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

Directors Present: Ms. Barb Babut, Ms. Bridgette Cramton, Mr. Gene Antonelli, Mr. Mike Sielaff, and Ms. Inderjeet Talwar.

Directors Not Present: Mr. Brett Fox, Mr. Scott Turowski and Mr. Jack Ventimiglia.

Management Present: Jeff McDuff, Site Manager, and Dan Herriman, Herriman & Associates, Inc.

Approval of Agenda

Director Babut moved, and Director Antonelli seconded to approve the agenda as published. Unanimously approved.

2. **Co-owner Comments**

There were no non-director Co-owners present.

3. **Approval of Minutes of Preceding Meeting**

Director Babut moved and Director Talwar seconded to approve the minutes of the June 19, 2023 board meeting as presented. Unanimously approved.

5. **Review of Preceding Month Financial Reports**

Mr. Antonelli provided an overview of the June 2023 and YTD operating results, highlighting actual-to-budget results and month-end fund balances.

CHV I: June 30, 2023 fund balances: Operating Fund: \$15,456.79; Reserves Fund: \$910,363.05. Shows a negative variance for the year-to-date period in comparing actual results to budget, of \$3,865.99.

CHV II: June 30, 2023 fund balances: Operating Fund: \$132,055.53; Reserves Fund: \$474,857.91. Shows a negative variance for the year-to-date period in comparing actual results to budget, of \$178,390.91, which is more than explained by the non-budgeted expense for Fire Suppression System Antifreeze, which total is \$187,535.00. The project was not budgeted for 2023, but was performed for safety and regulatory compliance.

Director Babut moved and Director Talwar seconded to accept the June financial reports. Unanimously approved.

6. **Committee Reports**

6.1 ARDC

Director Babut said that the first request for the installation of solar panels (on the back of the roof) was approved. There were also some paint color approvals and one egress window approval. A request to install black gutters was rejected.

7. **Management Report**

Jeff McDuff and Dan Herriman reported on the status of current financial, administrative and maintenance matters, including:

- CHV II water casualty repairs, for another casualty, are underway.
- CHV II roof replacement contract was awarded, by the board, to Roof-One, LLC in April. It will include replacement gutters. Roofing Technology Associates will be monitoring the work. Work is to commence in August.
- H.G. Sartor Asphalt Paving quoted \$33,000 to perform all specified asphalt patch/repair work in the community. Work is to commence in August.
- New park benches (24) have been ordered.
- Pond treatments appear to be working.

8. **Unfinished Business**

8.1 CHV II – Proposed Amended and Restated Master Deed and Bylaws

The voting deadline was July 5, 2023. Due to a lack of a sufficient number of votes, the proposed amended governing documents were not approved. The board resolved that another attempt to approve the proposals shall be undertaken and calendared in connection with the Fall annual meeting.

9. **New Business**

9.1 Award CHV I and/or CHV II Service Contracts

Mr. McDuff reported on the status of several service contracts. See above.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, September 18, 2023, at 6:00 p.m. via Zoom.

12. **Executive Session** (non-directors to be excused)

12.1 Delinquency – Herriman presented the status of delinquent Co-owner accounts that have been assigned to legal counsel for collection. No board action was required.

12.2 Alleged Violations – there was no further discussion.

13. **Adjournment**

There being no further business, the meeting was adjourned at 7:03 p.m.