

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, January 15, 2024; 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 6:00 p.m.

Directors Present: Ms. Barb Babut, Mr. Gene Antonelli, Mr. Mike Sielaff, Mr. Scott Turowski, Mr. Brett Fox, Mr. James Bryan and Mr. Tom Piotrowski

Directors Not Present: Ms. Bridgette Cramton, Ms. Inderjeet Talwar.

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 Sielaff moved and Director Babut seconded to approve the minutes of the November 20, 2024 board meeting as presented. Unanimously approved.

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

Mr. Antonelli provided an overview of the December 2023 and YTD operating results, highlighting actual-to-budget results and month-end fund balances. Mr. Antonelli advocated for long-term planning and funding, especially for Cherry Hill Village II.

Director Sielaff moved and Director Fox seconded to accept the December 2023 financial report. Unanimously approved.

6. **Committee Reports**

6.1 ARDC: Director Babut said that there have not been any recent requests (for authorization for modifications).

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.
- Recent snow removal operations were not timely. Jeff McDuff had a conversation with the vendor about this. Greenlawn said that part of the problem was that the forecast proved to be wrong, but they acknowledged shortcomings relative to the service.

8. **Unfinished Business**

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

CHV II obtained the requisite number of votes to approve the proposed Amended and Restated Master Deed and Condominium Bylaws. Next, management will work on securing mortgagee forms from all CHV II owners, which is required even if there is no mortgage (to so state that). If a CHV II owner does not submit the form, the law firm will perform a title search. The owner of the unit for which a title search is performed will be charged the fee charged by the law firm.

9. **New Business**

9.1 Award CHV I and/or CHV II Service Contracts

Mr. McDuff reported on the status of several service contracts, including CHV II casualty loss remediation and restoration, fire suppression system services, painting and wood replacement and roofing. And for CHV I, the removal and replacement of park benches and pond care.

10. **Directors' Remarks**

President Babut reported on the progress working with a firm to enhance and administer the CHV website.

11. **Next Meeting**

The next Board meeting shall be Monday, February 19, 2024, at 6:00 p.m. via Zoom. (Was cancelled.)

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.

Director Babut moved and Director Turowski seconded to send delinquent Co-owner accounts to legal counsel for collection at two months in arrears. Unanimously approved.

12.2 Alleged Violations – there was no discussion.

13. **Adjournment**

There being no further business, the meeting was adjourned at 7:37 p.m.