

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, November 20, 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 6:03 p.m.

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

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

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

Also Present: Mr. Jim Bryan and Mr. Tom Piotrowski

After a brief discussion, Director Babut moved, and Director Sielaff seconded, to appoint Mr. Bryan and Mr. Piotrowski to the CHV HOA Board of Directors. The motion was unanimously approved.

Approval of Agenda

There were no changes to the proposed agenda.

2. **Co-owner Comments**

There were no non-director Co-owners present.

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

Director Babut moved and Director Turowski seconded to approve the minutes of the September 18, 2023 board meeting as presented. Unanimously approved.

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

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

Director Sielaff moved and Director Babut seconded to accept the October 2023 financial report. Unanimously approved.

6. **Committee Reports**

6.1 ARDC: Director Babut said that there were approximately 45 requests processed to date in 2023.

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 project – the 2023 phase (5 buildings) is complete.
- CHV II “patios over garages” were discussed. Replacement of compromised membrane is very costly. When practical, the scope of work will be minimized.

8. **Unfinished Business**

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

There is an increasing level of optimism about obtaining the requisite number of “yes” votes. The voting deadline is December 24. Directors were encouraged to solicit votes. Several mass emails have been distributed.

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.

9.2 Approve 2024 Budgets for both CHV I and CHV II

Treasurer Gene Antonelli and Dan Herriman presented proposed budgets. Following a discussion, Director Fox moved, and Director Sielaff seconded, to approved the proposed 2024 budgets, which require CHV I monthly assessments of \$70.00 and CHV II monthly assessments of \$425.00. CHV II

assessments are subject to an additional sum of \$40.00 per month if the proposed Amended and Restated Master Deed and Bylaws are not approved. The motion was unanimously approved.

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, January 15, 2024, 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 7:22 p.m.