

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, March 18, 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, Ms. Bridgette Cramton, Mr. Gene Antonelli, Mr. Mike Sielaff, Mr. Scott Turowski, Mr. James Bryan and Mr. Tom Piotrowski

Directors Not Present: Mr. Brett Fox, Ms. Inderjeet Talwar.

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

Approval of Agenda

Director Babut moved and Director Sielaff 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 Antonelli moved and Director Sielaff seconded to approve the minutes of the January 15, 2024 board meeting as presented. Unanimously approved.

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

Mr. Antonelli provided an overview of the February 2024 and YTD operating results, highlighting actual-to-budget results and month-end fund balances. Mr. Antonelli noted the concrete chargebacks to CHV I owners, a number of which are delinquent. He also noted the cost-sharing methodology for snow removal and ice melt, between CHV I and CVH II.

Director Sielaff moved and Director Cramton seconded to accept the February 2024 financial report. Unanimously approved.

6. **President and Committee Reports**

6.1 ARDC: Director Babut said recent requests (for authorization for modifications) have been for solar panels, concrete and windows.

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

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. Several owners have been charged for such expenses due to owner negligence.
- Jeff McDuff suggested that, as a cost save, that rather than replace bad wood on CHV II fireplace chimneys and front dormers, they be removed and not replaced. Directors resolved instead to have such wood trim replaced with Azek or similar composite, so long as the cost is not considerably more than wood.
- Jeff McDuff is working with Greenlawn to secure a favorable renewal proposal. He will also seek competitive bids.

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. Currently, we are waiting out the mortgagee voting period. (Most will not vote. For mortgagees, unlike for Co-owners, no vote submitted is a “yes” vote.) Once that voting deadline passes, the Amended and Restated Condominium Master Deed and Bylaws will be recorded with the County.

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 and upcoming contract performance commencement dates.

10. **Directors' Remarks**

11. **Next Meeting**

The next Board meeting shall be Monday, April 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 discussion.

13. **Adjournment**

There being no further business, the meeting was adjourned at 7:25 p.m.