

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, April 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 6:07 p.m.

Directors Present: Ms. Barb Babut and Mr. Tom Piotrowski

Directors Not Present: Ms. Bridgette Cramton, Mr. Gene Antonelli, Mr. Mike Sielaff, Mr. Scott Turowski, Mr. James Bryan, Mr. Brett Fox, Ms. Inderjeet Talwar.

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

Approval of Agenda

Did not meet quorum; no motions.

2. Co-owner Comments

There were no non-director Co-owners present.

3. Approval of Minutes of Preceding Meeting

Did not meet quorum; no motions. Carry forward: approval of the minutes of the March 18, 2024 board meeting.

5. Review of Preceding Month Financial Reports

Did not meet quorum; no motions.

6. President and Committee Reports

6.1 ARDC: Director Babut said recent requests (for authorization for modifications) have been for a fence and exterior paint color.

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 completed. Several owners have been charged for such expenses due to owner negligence.
- Jeff McDuff is seeking competitive bids for landscape maintenance and snow removal ops for next year and beyond.

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. Management is to create a notice to CHV II Co-owners regarding their new obligations relative to individual CHV II Co-owner insurance responsibilities.

8.2 River Hill Ridge – management has directed the Association’s legal counsel to resume encouraging RHR to consummate the proposed roadway cost-sharing plan such that RHR accepts the financial responsibility for roads its owners use, pursuant to its easement rights and equitably bearing roadway expenses proportional to its use.

8.3 CHV II – Sale and Development of Two Vacant Lots – management shall authorize CHV II’s law firm to commence the development of a draft purchase agreement for the sale of the two lots.

9. New Business

9.1 Award CHV I and/or CHV II Service Contracts

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

10. Directors’ Remarks

11. **Next Meeting**

The next Board meeting shall be Monday, May 20, 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 7:08 p.m.