

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Monday, September 18, 2017; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2nd Floor Conference Room

1. **Call to Order and Roll Call (1 minute, to 6:01 p.m.)**

Directors Ms. Barb Babut, Dr. Leland Ropp, Ms. Bridgette Cramton, Mr. Chris Bowlby, Mr. Michael Kyle, Mr. Rick Miller, Mr. Mike Sielaff, Mr. Stanley Szczotka and Ms. Monica Wolfson

For management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

Appoint Timekeeper. Timekeeper's Job Description: Monitor the length of time each agenda item is taking compared to the length of time allotted. As discussion approaches the end of the time allotted, alert the board. The board may bring discussion to a close or may, by consensus, agree to continue the discussion, thereby exceeding the time allotted. The timekeeper may remind the board, during continued discussion, that discussion continues to exceed the time allotted.

2. **Approval of Agenda (2 min., to 6:03 p.m.)**

Motion needed to approve agenda.

3. **Co-owner Comments (17 min., to 6:20 p.m.)**

4. **Approval of Minutes of Preceding Meeting(s) (July 17, 2017) (5 min., to 6:25 p.m.)**

Motion needed to approve minutes. If there is to be a discussion about the Executive Session minutes, the approval of such minutes should be moved to this meeting's Executive Session.

5. **CHV I and CHV II - Review of Preceding Month Financial Report (15 min., to 6:40 p.m.)**

5.1 Treasurer

5.2 Management

Motion needed to accept preceding month's financial report.

6. **CHV I and CHV II - Committee Reports, if any (5 minutes, to 6:45 p.m.)**

7. **CHV I and CHV II - Management Report (15 minutes, to 7:00 p.m.)**

7.1 Financial Matters

7.2 Administrative Matters

7.3 Maintenance Matters

8. **CHV I and CHV II - Unfinished Business (15 minutes, to 7:15 p.m.)**

8.1 Proceed to Prepare to Effectuate the Sale of the Filmore Street Vacant Land by Authorizing Legal Counsel to Draft the Proposed Amendment to Create New Site Condominium Units on the Filmore Street Vacant Land, for Submission to CHV II Voters (tabled)

8.2 Board Governance – Decide Upon Change in Structure, if any, relative to Board Governance (tabled)

8.2.1 Changes the Board is Empowered to Undertake

8.2.2 Changes that Require Submission to CHV Voters

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- 8.3 Establish Committee to Review Proposed Revisions to the CHV I and CHV II Condominium Documents (soon after receipt from legal counsel) and to make Recommendations for Additions, Deletions and/or Other Changes to the Board of Directors (tabled)
9. **CHV I and CHV II - New Business (45 minutes, to 7:50 p.m.)**
 - 9.1 Review First Draft of Proposed 2018 Budget for CHV I; instruct management with any changes
 - 9.2 Review First Draft of Proposed 2018 Budget for CHV II; instruct management with any changes
 - 9.3 CHV I and CHV II Contract Issues
 - 9.4 Approve Date of 2017 Annual Meeting
10. **Directors' Remarks (5 min., to 7:55 p.m.)**
11. **Next Meeting**

The next Board meeting shall be Monday, October 16, 2017 (third Monday) at 6:00 p.m. at Canton Human Services Building.
12. **Executive Session** (non-directors to be excused; **25 minutes, to 8:20 p.m.**)