

# CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

dba Cherry Hill Village II

General Membership Meeting Notes

Monday, February 6, 2017; 7:00 p.m.

Canton Public Library

The CHV Board hosted a CHV II membership meeting on Monday, February 6, 2017. There were 27 persons at the meeting including seven directors. The purpose of the meeting was to discuss the 2017 budget, the related \$50 increase in monthly assessments and the program that permits owners to reduce their monthly payment by \$129 (for 46 months) by paying off their proportionate share of CHV II's debt with a lump sum payment to the Association of \$5,487. (Owners are also able to reduce their monthly payment by \$129 for 23 months by paying half of their proportionate share of debt.) Participation in this program had been extended through February 28, 2017.

Remarks were made by several directors, including a review of the history of assessments, deferred maintenance and the decision to fund deferred maintenance with a large loan, all in an effort to keep assessments down particularly during the recession. It was emphasized that the 2017 increase in assessments (\$50 per month) is going entirely toward debt reduction in order to retire the debt more quickly than required by loan terms, thereby enabling CHV II to be positioned to save money sooner for future major projects, including replacing roofs.

Many of the owners present spoke. There was concern by many about a pattern of large annual increases in assessments and the impact on household budgets. Board members spoke of being vigilant about controlling expenses and getting good value from all of the Association's expenditures while not permitting the property to devalue as a result of substandard maintenance conditions. It was also stated that while assessments may continue to increase, future forecasts clearly indicate that increases will not be nearly as much as they have been in recent years.

While many owners expressed displeasure with the level of assessments and the likelihood of future increases, many who attended and who spoke demonstrated that they understand 1) how the Association got to the point where the property was in disrepair without the resources to perform needed maintenance, 2) the then-current board's decision to borrow money to fund major maintenance (as opposed to simply levying a large additional assessment against all CHV II owners), 3) that the Association is currently operating within its means, and 4) what it will take to not only remain in a good financial condition currently, but for the long-term as well, without borrowing in the future.

Compiled by: Herriman & Associates, Inc.

Approved by: CHV Board of Directors

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