

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, January 13, 2014

Location: Canton Human Services Building

MEETING MINUTES

1. **Call to Order and Roll Call**

President Barb Babut called the meeting to order at 6:05 p.m.

Directors Present: Ms. Barb Babut, Mr. Steve Jaskowski, Mr. Leland Ropp, Ms. Bridgette Cramton, Mr. Brett Fox, Mr. Bruce Keener, Ms. Lisa Mesanza and Mr. Cor VanSpronsen. Directors not present: Ms. Sarah Olson and Mr. Adam Lirette.

Also present: Mr. Jeff McDuff and Mr. Dan Herriman, on behalf of Herriman & Associates, Inc., Management Agent

2. **Approval of Agenda**

Director Ropp moved and Director Jaskowski seconded to approve the agenda as presented. The motion was unanimously approved.

3. **Co-owner Comments**

CHV II Co-Owners Mr. and Mrs. Males were present to address the board. They are the owners of record of unit 48, an upper unit located in building 39A, at 604 Constitution. Mr. and Mrs. Males asserted that the square footage prescribed to unit 48 per the Master Deed is incorrect and that, hence, the percent of value assigned to the unit is also incorrect. The Master Deed indicates 1,865 square feet while the Assessor's records indicate 1,772 square feet, per Mr. Males. Treasurer Ropp indicated that, having become aware of such claims, the board is currently examining this issue and conferring with legal counsel and that more information will be forthcoming. Mr. and Mrs. Males departed shortly after the conclusion of the discussion on this matter.

4. **Approval of Minutes of Preceding Meeting**

Director Jaskowski moved and Director Ropp seconded to approve the minutes of the meeting of November 4, 2013 as published. The motion was unanimously approved.

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

Dan Herriman provided an overview of financial operating results for CHV I and CHV II for November and December 2013. Treasurer Ropp stated that he had reviewed the financial reports and the paid bills.

6. **Committee Reports**

There were no Committee Reports.

7. **Management Report**

Management reviewed current financial, administrative and maintenance topics.

8. **Unfinished Business**

8.1 Discuss/Decide Development of Plans for Lot Behind Roosevelt (tabled)

Members of ARDC have the expertise to develop improvement plans for the lot behind Roosevelt. Director Jaskowski has requested such help.

9. **New Business**

9.1 Authorize CHV II Loan Draws

Director Ropp moved and Director VanSpronsen seconded to authorize a draw from the Mutual of Omaha loan, for the benefit of CHV II, in the amount of \$109,602.56. The motion was unanimously approved.

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9.2 Award Contract for 2013 Annual Audit

Director Ropp moved and Director Fox seconded to award contracts to the CPA firm Myler & Szcypka, CPA to audit the Association's financial condition as of December 31, 2013 and the results of operations for the year then ended for their bid price of \$3,850.00. The motion was unanimously approved.

10. **Directors' Remarks**

The board directed management to remove the "no parking" signs on the house side across from the parks.

The board resolved to hold a meeting of CHV II members on February 3, 2014 to present and discuss operating results from 2013, the budget for 2014, the status of major building and infrastructure improvements and the basis for the assignment of percentages of value to each unit. (The meeting date was subsequently deferred pending a meeting with the Association's legal counsel.)

11. **Next Meeting**

The next Board meeting shall be Monday, February 10, 2014 beginning at 6:00 p.m. at Canton Human Services Building.

12. **Executive Session** (non-directors to be excused)

12.1 Delinquency

12.2 Alleged Violations

12.3 Other Confidential Matters

13. **Adjournment**

There being no further business, President Babut adjourned the open portion of the meeting at 8:15 p.m.