

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, March 10, 2014

Location: Canton Human Services Building

MEETING MINUTES

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

President Barb Babut called the meeting to order at 6:10 p.m.

Directors Present: Ms. Barb Babut, Mr. Steve Jaskowski, Mr. Leland Ropp, Ms. Bridgette Cramton, Mr. Brett Fox, Mr. Bruce Keener, Mr. Adam Lirette, Mr. Cor VanSpronsen. Absent were Directors Ms. Lisa Mesanza and Ms. Sarah Olson.

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**

There were no non-director owners present.

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

Director Ropp moved and Director Jaskowski seconded to approve the minutes of the meeting of February 10, 2014 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 February 2014. 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 (\$44,617.58), to be requested in March 2014.

While not specifically required by the board, this is a request for your affirmation of a draw against the loan proceeds available to CHV II for major maintenance, repairs and replacements. Mutual of Omaha Bank approved a loan of up to \$1,000,000 to CHV II for such purpose. Draw requests require the signatures of two of four signers. Only one signer is a management representative; the other three are directors. This request will bring total cumulative loan proceeds to \$619,903.80. Director Ropp moved to authorize the CHV II loan draw of \$44,617.58 to be requested in March 2014. Director VanSpronsen seconded the motion. The motion was unanimously approved.

9.2 Approve Fifth Amendment to Master Deed of CHV II (to eliminate the units that have not been and will never be built; Board has the authority to approve).

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The board authorized Steve Guerra, of Makower Abbate, to draft an Amendment to the CHV II Master Deed to eliminate the units that have not been and will never be built. The Board has the authority to approve such Amendment. Director Babut moved to approve the Fifth Amendment to Master Deed of CHV II. Director VanSpronsen seconded the motion. The motion was unanimously approved.

- 9.3 Approve Sixth Amendment to Master Deed of CHV II for Voting Upon by the CHV II Membership
The board authorized Steve Guerra, of Makower Abbate, to draft an Amendment to the CHV II Master Deed to equalize assessments amongst all 156 units. The Board does not have the authority to approve such Amendment. If the board desires to do so, it may *propose* such Amendment for voting upon by the CHV II membership. Director Babut moved to propose to the CHV II membership the Sixth Amendment to Master Deed of CHV II to equalize assessments amongst all 156 units. Director Ropp seconded the motion. The motion was unanimously approved.

- 9.4 Establish Date for CHV II Membership Meeting
The board has indicated it plans to conduct a meeting for the benefit of CHV II co-owners. The initial purpose was to discuss the Association's finances, specifically the 2014 budget, 2013 operating results, the status of all major improvements projects, debt retirement and future reserve funding. The selection of a meeting was deferred pending consideration of an Amendment to equalize assessments amongst all 156 CHV II unitowners. Director Ropp moved to schedule and conduct a meeting of the members of CHV II to discuss and vote upon the proposed Sixth Amendment to Master Deed of CHV II, to equalize assessments amongst all 156 units. Preferred dates, in order of preference, are 1) April 30, 2014, and 2) April 29, 2014. The date shall be chosen based upon the availability of a facility and professional support (legal counsel and management). Director Babut seconded the motion. The motion was unanimously approved.

- 9.5 Create a Committee to Decide Upon Changes in Traffic Signage
Director Ropp moved to create an (ad-hoc) Traffic Signage Committee. The committee shall be authorized to decide upon changes in traffic signage for submission to Canton Township for its review and decisions. The following persons are hereby appointed to such committee: Steve Jaskowski (Chairperson), Barb Babut, Bridgette Cramton, Brett Fox, Adam Lirette and Cor VanSpronsen. The motion was seconded by Cor VanSpronsen. The motion was unanimously approved.

10. **Directors' Remarks**

There was a discussion and consensus amongst directors that management may develop revised (improved) specifications for snow removal operations for the 2014-15 snow removal season, for submission to the board and for "adjustment bidding" by Emerald Rich.

11. **Next Meeting**

The next Board meeting shall be Monday, April 14, 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.