

# Cherry Hill Village Homeowners Association

## Board of Directors Meeting

Monday, March 20, 2017; 6:00 p.m.

Canton Human Services Building, 50430 School House Rd., 2<sup>nd</sup> Floor Conference Room

### MEETING MINUTES

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

President Barb Babut called the meeting to order at 6:00 p.m.

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

Absent: Mr. Craig Crady, Ms. Bridgette Cramton and Mr. Jack Ventimiglia

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

#### 2. **Approval of Agenda**

It was moved by Director Ropp and seconded by Director Kyle to approve the agenda with the addition of items 9.4 and 9.5. The motion was unanimously approved.

#### 3. **Co-Owner Comments**

A non-director owner was present. She inquired about the responsibility for CHV I sidewalks. She explained that she has incurred concrete repair/replacement expenses to correct defects that her contractor attributed to a sewer structure (its rim and cover are in the sidewalk) defect. Jeff McDuff will ask Canton Township to inspect the sewer structure.

#### 4. **Approval of Minutes of Preceding Meeting(s)** (February 20, 2017)

It was moved by Director Babut and seconded by Director Ropp to approve the minutes as published. The motion was unanimously approved.

#### 5. **CHV I and CHV II - Review of Preceding Month Financial Report**

5.1 Management

5.2 Treasurer

Treasurer Ropp distributed, in advance of the meeting, a report for both CHV I and CHV II as of February 28, 2017 that summarized assets, liabilities and fund equities and certain expense account year-to-date actuals and budgeted amounts. He labeled such accounts as deferrable and/or variable. Board acceptance of the January 2017 financial reports had been tabled at the February meeting due to Treasurer Ropp's absence.

It was moved by Director Wolfson and seconded by Director Miller to record receipt of the January and February 2017 financial reports as published. The motion was unanimously approved.

#### 6. **CHV I and CVH II Committee Reports**, if any

There were no Committee Reports. There was a board discussion about named committees (Social and Architectural and the ad-hoc committee for Mulch Installation). It was agreed that President Babut will make a report to the board on architectural requests of owners and the outcomes.

#### 7. **CHV I and CHV II - Management Report**

Mr. Herriman summarized the monthly report to the board. Mr. McDuff highlighted several items from his recent weekly reports to the board.

8. **CHV I and CHV II - Unfinished Business**

8.1 CHV I - Traffic Plan Proposal (tabled)

Management compiled and presented a report on the history of this issue for the benefit of newer directors. It was moved by Director Szczotka and seconded by Director Miller to remove this issue from the agenda. The motion was unanimously approved.

9. **CHV I and CHV II - New Business**

9.1 Vacant Lot Tax Issue – Next Step

This pertains to the unpaid real estate taxes on parcels that were to be developed as CHV II condominium units, but were not so developed and then converted to General Common Elements. Such parcels are located at the corner of two alleys; one such alley is parallel to Harding Street and serves residences on the south side of Harding Street. Such alley runs from Roosevelt to Patriot Streets. Although the ten parcels no longer exist as such, there is concern that someone might pay the delinquent taxes and then claim an ownership interest in the property, which claim would very likely be rejected, but may be costly to litigate. It was moved by Director Wolfson to not bid in first (at the tax sale) but to see what it takes to bid in the second round. There was no second. Director Wolfson suggested paying the taxes on a single parcel. It was moved by Director Ropp to pay the taxes on a single parcel located in the middle of the ten parcels (the expectation being that the cost would not exceed \$1,000). The motion was seconded by Director Babut and unanimously approved.

9.2 Discuss “Safe House” Program – Next Step

The board discussed this program and resolved to take no action on it. This issue is to be removed from the agenda.

9.3 Responsibility for CHV Common Elements Between Streets and CHV I Site Condo “Lots”

There was further discussion about the discovery that CHV I general common elements include the area between the streets and the CHV I site condo lots, including the sidewalks.

Management was directed to:

1. Secure a cost opinion from legal counsel to draft an amendment to make such areas the responsibility of the individual CHV I owners, and
2. Develop an opinion as to all costs associated with the Association taking on the responsibility to maintain, repair and replace the turf and trees between the streets and the sidewalks and the sidewalks.

9.4 Permitting CHV II Owners to Still Payoff Their Share of Debt

It was moved by Director Ropp and seconded by Director Kyle to allow CHV II owners a chance to payoff the remaining balance of their share of CHV II's loan debt at the time of the resale of such owners' units with the benefit of a credit for interest that would have otherwise accrued on the amount required of them to payoff their then-current proportionate share of the debit and, for all owners whom have not yet paid off their share of debt, to do the same as of April 30 each year regardless of whether they are selling or not. The motion was unanimously approved.

9.5 Taft Road Lots 212 and 213 Drainage Issues

Mr. Herriman reported that an owner volunteered to raise up to \$2,000 to contribute to implementing an improvement to drain water from Taft Road lots 212 and 213. Management will examine what might get done for such a sum.

10. **Directors' Remarks**

There were no additional directors' remarks.

11. **Next Meeting**  
The next Board meeting shall be Monday, April 17, 2017 (third Monday) at 6:00 p.m. at Canton Human Services Building.
12. **Executive Session** (non-directors to be excused)
13. **Adjournment**  
There being no further business, President Babut adjourned the meeting at 7:40 p.m.