

# CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

Monday, April 20, 2020; 6:00 p.m.

Virtual Meeting

### 1. **Call to Order, Roll Call, Appointment of Director and Election of Officers**

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

Present were Directors Ms. Barb Babut, Mr. Leland Ropp, Mr. Kirk Mauck, Mr. Tim Bojanowski and Mr. Mike Sielaff. Absent was Director Ms. Karen Davis. Present for management: Jeff McDuff, Site Manager, and Dan Herriman, President, Herriman & Associates, Inc., Management Agent

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

Director Mauck moved and Director Ropp seconded to approve the agenda. Unanimously approved.

### 3. **Co-owner Comments**

CHV II Co-Owner Ms. Gwen Brown inquired about the outcome of the special meeting pertaining to the future use of the two vacant lots owned by CHV II. Mr. Ropp explained that the consensus was to develop both lots with a combination of additional parking and minimal additional housing. Given current economic conditions, however, the issue has been tabled. Once the Board is ready to proceed, a plan must be presented to and approved by 2/3 of the CHV II owners in order to be implemented.

CHV II Co-Owner Mr. Santoso said he was interested to listen, but had no comments.

### 4. **Approval of Minutes of Preceding Meeting (March 16, 2020)**

Director Ropp moved and Director Babut seconded to approve the minutes of the March 16, 2020 board meeting as published. Unanimously approved.

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

Treasurer Ropp presented a summary of operating results and financial position for both CHV I and CHV II as of March 31, 2020. There have been no material variances from budget.

Director Babut moved and Director Sielaff seconded to accept the March 2020 financial reports. Unanimously approved.

### 6. **CHV I and CHV II - Committee Reports**

President Babut reported on recent approvals, including two fences, a patio extension, a new patio and two paint colors.

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

Site Manager Jeff McDuff reported on the status of current contract issues. He highlighted recent reports to the board, including the solicitation of proposals from engineering and roof consulting firms to inspect and evaluate roofs at CHV II, to ascertain needed maintenance, the remaining useful lives and estimated future replacement costs.

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

8.1 River Hill Ridge – Roadway Easement Payment Obligations to CHV (update)

8.2 Future Use of Two Vacant Lots Owned by CHV II

(Restated from above.) Mr. Ropp explained that the consensus was to develop both lots with a combination of additional parking and minimal additional housing. Given current economic conditions, however, the issue has been tabled. Once the Board is ready to proceed, a plan must be presented to and approved by 2/3 of the CHV II owners in order to be implemented. (Cherry

Hill Village I owners do not have voting rights relative to this issue, since the undeveloped lots are owned by Cherry Hill Village II.)

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

9.1 CHV I and CHV II Contract Issues

Management asked the engineering firm, Nowak & Fraus Engineers, to identify firms that can fulfill the engineering firm's recommendation that we pump down the ponds to facilitate their evaluation of the ponds. They have reported that they will facilitate securing bids for us.

9.2 Approve Temporary Policy for Past Due Accounts to Recognize Financial Hardship

This matter was moved to Executive Session.

10. **Directors' Remarks**

There were no additional remarks.

11. **Next Meeting**

The next Board meeting shall be Monday, May 18, 2020 (third Monday) at 6:00 p.m. via Zoom.

12. **Adjournment**

There being no further business, the meeting was adjourned, following the Executive Session, at 7:10 p.m.