

Cherry Hill Village Homeowners Association

Board of Directors Meeting

Monday, December 8, 2014

Location: 502 Grill

MEETING MINUTES

1. Call to Order and Roll Call

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

Directors Present: Ms. Barb Babut, Dr. Leland Ropp, Ms. Bridgette Cramton, Mr. Craig Crady, Mr. Brian Czapla, Ms. Colleen O'Sullivan and Ms. Monica Wolfson. Director Mr. Adam Lirette arrived at 6:30 p.m.

Absent were Directors Dr. Benjamin Edmondson, Mr. Brett Fox, Ms. Erin Sena and Mr. Stanley Szczotka.

The board recorded the resignation from the Board of Directors of Ms. Lisa Mesanza. President Babut expressed, on behalf of the board, her appreciation for Ms. Mesanza's service to the community.

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

2. Approve 2015 Operating Budgets for Both CHV I and CHV II

Having reviewed draft budgets, the board engaged in discussion about reducing costs. It was resolved to:

- Reduce the interim seasonal irrigation system reviews to only once per season at a savings of approximately \$2,000.00. Management noted that a second review in 2014 produced few repair needs. Continue to generally limit water consumption for irrigation.
- Reduce lawn edging for both CHV I and CHV II to once per month.
- Eliminate budget allowances for the Social Committee.
- Direct management to competitively bid the contract for the 58 non-voice phone lines for the 29 CHV buildings which phone lines are for the fire alarm system.
- Reduce the landscaping expense for the Jackson Road entrance to \$1,000.
- Charge CHV II interest on funds borrowed from CHV I at the rate of 2.5% annually.

It was moved by Director Ropp and seconded by Director Wolfson to increase the CHV I assessment by \$5.00 per month with such increase to be dedicated to a Reserves Road Fund (for future major maintenance, repairs and replacements). There were five "yes" votes, two "no" votes and one abstention. Director Crady requested that the fact that he voted "no" be included in the minutes.

It was moved by Director Ropp and seconded by Director Czapla to increase the CHV II assessment to \$365.00 per month (from the current rate of \$339.76). There were four "yes" votes. With eight directors present, five directors constitute a majority. The motion therefore failed.

A director proposed to not increase the CVH II assessment and to defer repaying the loan to CHV I. There was no motion. More discussion ensued.

It was moved by Director Ropp and seconded by Director Czapla to increase the CHV II assessment to \$365.00 per month. There were "six" yes votes and two "no" votes. The motion was approved. Directors Crady and Wolfson requested that the fact that they voted "no" be included in the minutes.

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3. Other

Management will commence work on the following projects:

- Improvement of the two undeveloped lots – to be sodded initially, with the idea of later converting them to open parking. Management will request a proposal from Nowak & Fraus Engineers to develop a plan to convert the lots to parking with perimeter landscape screening.
- Develop specifications for asphalt repairs with an emphasis on alleys.
- Competitively bid the provision of and service for 58 phone lines for the 29 CVH II buildings for the fire alarm system.
- Secure a mulch quote that includes details as to the quantities in all locations – by park, by CHV II building, etc.
- Secure proposals for services for tree insect and disease control.
- Complete the installation of thermostats in the remaining ten exterior CHV II utility closets.

4. Next Meeting

The next Board meeting shall be Monday, January 19, 2015 at 6:00 p.m. at Canton Human Services Building.

5. Adjournment

There being no further business, President Barb Babut adjourned the meeting at 9:00 p.m.