

Cherry Hill Villas Homeowners Association
Annual Homeowners Meeting Minutes
October 15, 2021; 7PM; ZOOM Format

Call to Order: Board President John Martin called meeting to order at 7:08PM

Certification of Proxies: Management certified all proxies were received prior to the meeting and all proxied residents were in attendance. The quorum requirement was met.

Members Present: John Martin, Kevin Vaughn, Don Furtney, Marilyn Townsend, Pat Miller, Linda Hippert, Ambrose Murray, Gary and Charlene Stanich, Abe and Gerda Bretton, Judy Wetzel, Juliana Dwyer, Linda Shrager, Mark Magalotti, Martha Campbell, Steve Schilling, Tom Westerlund, Tom Wagner, Cheryl Covato, Rose Gantner, Peggy Teresi and Lynn Pascoe.

Proof of Notice of Meeting: As evidenced by those in attendance, the meeting notice was mailed via USPS dated September 15, 2021.

Review and Approve Minutes: A copy of the 2020 Annual Meeting minutes was distributed prior to the meeting. A motion and second to waive reading and approve last year's minutes was unanimously approved.

President's Report – Board Accomplishments for residents in 2021

- No monthly dues increase in 2021
- Snowfall above budget. Significant snow in November or December would make 2021 snowfall near record cost levels for Cherry Hill.
- Pool, Clubhouse and Fitness Center opened to full capacity.
- Landscape season successful.
- Completed driveway repairs and sealcoating
- Master HOA continued front entrance improvements
- Roof replacement project still front of mind. Seeking engineering and legal support for project. Expect independent inspection of roofs in next six months.

BIG news – Cherry Hill will have a new property manager in 2022 – Omni Management Services. As we transition, additional communication will be sent. Expect to change where you send monthly dues effective January 1, 2022. Omni is an up to date, technologically savvy company. Expect to see changes in our client portal and communication methods. We may even be able to have a Cherry Hill website. Best of all, John Barnes will be our property manager with the new company.

Treasurer's Report – After reporting a revenue deficit in 2020 due to the fence painting project, our finances have rebounded and we currently expect a small surplus above expenses in 2021. The amount of snow this Fall will be a key ingredient to end of year results. The absence of severe rain and wind storms will also help. Finally, our insurance, landscape and snow removal contracts are up for renewal – they, in addition to our Maintenance expenses, account for roughly 80% of our fixed expenses. The outcome of these contract negotiations will determine the need for any dues changes in the new year. Currently, we hope to hold the line on dues.

Our current reserves stand at about 8 months of spending. They are available for use in emergencies and for special projects.

Pool Committee – Over 1000 residents signed in at the pool last season. On any given day there were between 0 and 29 residents and guests at the pool. In advance of the season, tables were painted and four new lounge chairs were purchased. A heavy wind storm broke the glass tables at the pool. Two new wrought iron tables have been ordered and delivery expected in February. For 2022 season the pool will need a few new lounge chairs and cracks in pool steps will be repaired. The Pool Committee suggests painting the fence if funds are available.

Maintenance Committee – Driveway repairs and sealcoating continue to stave off driveway replacement. Garage door repainting at an owner's expense (\$450) can move forward but with the proviso that side by side garage doors must be painted at the same time. Front door repainting still awaits selection of a suitable color. Waiting for bids to clean pillars and capstones around patios. An evaluation of our community trees will be made to determine the need for trimming or replacement.

The roof replacement project study continues with replacement currently targeted for 2025. However, we expect to hire an engineer to inspect roofs in Spring which could change our target date. The Committee continues to expect roof replacement to cost each homeowner \$15-\$18,000. Please continue preparation for this special assessment to come in advance of the actual project.

The Committee thanked Abe Bretton for his work and dedication to the Committee upon his resignation from the Committee.

Clubhouse and Social Committee – Activities have been limited due to the resurgence of the delta version of Covid. The Clubhouse is open for resident social gatherings with a cleaning fee imposed for groups over 10 people. The "Opening of the Pool Party" was held with great success. Outdoor, "Thirsty Thursday" gatherings were held over the summer with good participation. The annual Holiday Party at our Clubhouse has been cancelled but a separate dinner party is being planned at the Nevillewood Club for residents. More information to come.

Rules Committee – The Committee is reviewing current rules and expect to outline additional guidelines for Dumpster use, wood burning in fireplaces, dryer vent cleaning, overnight parking and estate sales procedures. If you have guests staying in your villa for longer term periods you must report them to our Management Company. Also, if you sub lease or rent your Villa, the lease needs to be copied to our Management Company with contact information for tenants. Any exterior alterations to Villas need to be approved by the Board. Mandatory dryer vent cleaning will be required in 2022.

Resilience and Education Committee – Activities are continuing. On August 4, the Pittsburgh Botanic Garden presented "How does "our" garden grow. On October 20, Todd DePastino, a war historian, will present "War Stories". The Committee has two openings for new members. Please contact Gail Neustadt for information.

Board Election: Kevin Vaughn, Linda Hippert, Don Furtney, Gail Neustadt and Pat Miller ran unopposed and were re-elected for a two-year term. All in favor.

Cherry Hill Opinion Poll

Respondents Like: Neighbors, Location, Quiet, Amenities (Pool, Fitness Center and Clubhouse), Privacy, Safety, Welcoming in all seasons.

Improvements Needed: Resurface roads, Flowers, Drivers to SLOW DOWN! More Social Activities, Shape Trees, Less Weeds, Paint or Replace Lampposts, Cover mailboxes from elements, Better Gutters.

Resident Questions and Comments: The Arborvitae need to be trimmed in the island near Buildings 10, 11, 12 and around Building 2. A resident recommended a comprehensive review of our landscaping. A Resident complimented the Board on its volunteerism and care for the community. A resident recommended that the roof project be completed in one year if possible and another resident requested special care against rain intrusion during the project.

The Board will consider all items suggested in the Opinion Poll and in Resident comments.

Next Annual Meeting: October 20 or 21, 2022 - 7PM – Clubhouse

Adjournment: The Annual Meeting adjourned at 8:27PM

2022 Board Meeting Schedule:

January 19

March 16

May 18

July 20

September 21

October 20 (Thursday) Annual Meeting?

November 16

Prepared by:

John A. Martin, President
