

Cherry Hill Association Annual Meeting

March 16, 2021

Board Members Present: Rick Keefer, Tom Noll, Brad Gnagy, Rick Knight, Mike Carpenter

Attorney: Mike Hawk

City of Fort Wayne 1st District Councilman: Paul Ensley

BND Management: Brian Geeting

Cherry Hill Security Officer: Hollis Burton

The meeting was called to order at 6:39 PM by Board President Rick Keefer

Welcome and Introduction

Paul Ensley addressed:

- 1) funding for body cameras for police officers
- 2) third phase of Maplecrest Road improvement will be starting this spring
- 3) more trails will be coming soon
- 4) no timeline for St. Joe Center Road or Rothman expansion
- 5) fielded a question on securing Cherry Hill waterways
- 6) and stated he opposed an increase in the Food and Beverage Tax.

Hollis Burton, FWPD, Neighborhood Liaison Officer Cell phone (260) 704-2619, use this number is for night security and vacation checks.

Incidents are recorded on personal logs and/or police reports depending on type of incident. There was discussion and questions regarding security. Security normally works 11:00 PM – 3 AM

Discussion regarding security fees, one resident opposed and others were in agreement with said fees.

Motion to accept last year's minutes was made and seconded and the minutes were approved.

Architectural Applications: Thirty-two applications were received, twenty-seven were approved, and five were denied. Submission for approval is on the website.

The architectural approval committee is Steve Pequignot, and the board president with the board as necessary.

The board is following the covenants for architectural approval. All exterior house work must be approved.

Hot tub issues: much discussion was had with regard to the enforcement of the covenants pertaining to hot tubs and the desire of some residents to see those covenants changed.

Questions were raised as to existing hot tubs and it was noted that most are not approved and that the board has no waiver clause, which means no precedent is set for mistakes made by prior boards.

Mike Hawk addressed the issue of changing the covenants: Super majority (75%) is required to change covenants and all signatures must be notarized. The By-laws are somewhat more flexible.

Discussion regarding: Cherry Hill Web Site, multiple sets of by-laws are on the site and it should be noted that there is only one for the Association, the others relate to the several villa associations within the larger Association.

A neighborhood directory, and section representatives were suggested. No action was taken.

Discussion was entertained regarding enforcing covenants and improvements within Cherry Hill. Most information important to new residents is on the website, CherryHill.com, password: community

Two ladies volunteered to work with the Pool Manager to find qualified life guards for late August and early September.

Discussion to keep neighborhood pool open from Memorial Day to Labor Day because we do not have enough lifeguards available in late August and September.

Pool passes and the current procedures were discussed.

Discussion regarding legal fees. Fees are higher because of various unforeseen issues requiring legal services.

Discussion regarding financial results for 2020.

A motion was made and seconded to approve 2021 Budget, which was approved by unanimous acclimation.

Mike Hawk discussed legal issues. There is a pending complaint with the Attorney General's office. Additionally, a report was made as to the types of services rendered to the Association over the last year and the status of collections generally.

Mike Carpenter made a motion to adjourn meeting.

Meeting adjourned at 8:20 PM