

November 8, 2020

Dear Cherry Homes Association members,

The year 2020 has been a year of considerable challenges, and Cherry Homes Shores has not been exempt. Our annual meeting was held outside, as have been our August, September and October monthly meetings. For those of you who have not visited the website, the following is a list of current CHS Board members with term expiration dates.



President:	Todd Ansbacher [2021]
Vice President:	John Johnson [2023]
Secretary:	Tim Clafin [2023]
Treasurer:	Mike Germain [2023]

Director-at-large:	Ken Artz [2022]
	Sandy Biagini [2021]
	Kevin Sauvage [2022]
	Steve Shank [2022]
	Karen Shilling [2021]

Should you need to contact any of us, feel free to do so through the Contact page on the website (cherryhomeshores.com).

I feel that with our new board having time to work together, it is appropriate to give a review of our first quarter's accomplishments and continuing goals.

Accomplishments So Far

- **Record Our Meetings: Completed and ongoing.** A motion was passed unanimously by the BoD at the annual meeting to record all subsequent meetings for accurately documenting meeting minutes. Meeting minutes are now published in the "CHA Owners" tab on the newly updated website. We are also working towards providing the membership with recordings of the meetings on the website.
- **Address Legal Debt: Completed.** The rental lawsuit and remaining accounts payable to the law firm have left the CHA treasury with a slim operating budget for the next couple years. The BoD has approved a payment plan, negotiated by Mike Germain, Chuck Whetsel [our bookkeeper] and myself, to pay off the accrued legal debt with Hirzel Law for \$30K. This represents a savings of \$4000+ from Hirzel's originally billed amount. The association will be making monthly \$1250 payments for 12 months, and a balloon payment of \$15k in the 13th month. This agreement lets the organization stay afloat with day to day operations and gets us to the next dues cycle when we will have more money in the treasury.
- **Update the Membership Directory: Completed.** The directory has been updated and emailed to all members who agreed to receive it in electronic form. Please use the website Contact form to reach Holly Norman if you need an electronic copy or assistance in printing it.
- **Update the CHA Website: Completed.** Updates to the CHA website are complete. Bob Ransom has been appointed as the website chairperson. CHA is looking for other members interested in website design and to help provide content for the website.
- **Voting Procedure Review: Completed.** A committee was approved and established at the regular Aug 8th BoD mtg to review the voting procedures. The committee met several times and submitted their report at the

October board meeting. Their review showed that the July vote was quite accurate and that any counting discrepancies had no effect on the election outcome. The committee also made a number of suggestions of ways to standardize our annual voting procedures to help streamline the count, keep the ballots secret, and assure that all valid ballots are counted properly.

- **Establish Regular Schedule for Board of Directors Meetings: Completed.** Regular monthly BoD meetings will be held the 2nd Saturday of the month via video conf call. Check the website for call-in instructions and times.

Our Continuing Goals

- **CHA Lawsuit:** The CHA lawsuit regarding commercial short term rentals (STRs) in the community has concluded. The judge ruled that commercial STRs do not align with the 'residential nature' of the community as stated in the Declaration of Deed that governs our community. A copy of the Declaratory Order, which the defendants have appealed, is available under the Owner's section of the website. The BoD is currently discussing our response to those that continue to commercially rent within CHA and a new motion, proposed by John Johnson, TO REGULATE RESIDENTIAL USE OF LAND AND BUILDINGS IN CHERRY HOME ASSOCIATION is available to read on the website. Leelanau Township recently approved a permitting process for commercial STRs but no permits will be issued to residences within CHA as this violates our governing documents.
- **CHA Finances:** The BoD continues to investigate ways to improve our financial position and/or reduce current expenditures. We have discussed and investigated many avenues. With the clubhouse closed due to Covid-19, the internet and cable have been discontinued, and the clubhouse and sprinkler have been winterized. The BoD is looking for other comments and suggestions to further tighten the belt on spending and/or raise funding for the membership amenities. CHA is currently accepting donations to support the maintenance and upkeep of our amenities.. These are not tax deductible. Although CHA is classified as a non-profit corporation, we are not designated as a 503c or charitable organization. If you would like to make a donation, send a check to CHA, PO Box 745, Northport, 49670, or give a check to Chuck Whetsel (bookkeeper), or Mike Germain (treasurer).
- **Improved Communication:** We are working to provide regular updates to all members to improve communication. We will be utilizing electronic communication to our membership more than in the past. Information will be passed along through emails and the website. In order to receive the official annual meeting notice and director election ballots along with other important information via electronic means [i.e. email], CHA will need to have a signed consent form for electronic communications on file. If you have not submitted a consent form, it is currently available on the updated website — click Resources, then click Documents. Please sign and return the document to CHA, PO Box 745, Northport, 49670.
- **Audio Equipment:** CHA is investigating the purchase of audio equipment that can facilitate recording and outdoor PA equipment for meeting audio. All future BoD voting will be done by roll call, so that the vote can be identified by director, and recorded in the meeting minutes accurately.
- **Update Voting Procedures:** Establish a viable procedure to enable voting by the membership at the annual meetings. A roll-call will need to be instituted to verify voteable lots, as is done in other communities and public meetings. The board is also considering the recommendations made by the voting committee with the goal of having finalized voting procedures in place for the 2021 Annual Meeting.

Stay safe and healthy through the holidays. I look forward to seeing you all in person again soon.



Todd Ansbacher
President, Cherry Home Association