

Cherry Branch HOA Meeting Notes - Thursday 8/20/2026

The board discussed the lawn contract and have produced a new, more detailed contract to be discussed with our lawn company.

Trees near the clubhouse/pool that need to be assessed for removal.

Blinds keep breaking during parties and trying to find a way to lessen possible damage and purchase replacement parts.

We lost 2 board members to include the president, Allen Mason and Brian Bittenger. We plan to finish this year with 5 board members and decide at a later date if 2 additional members will be added.

Having meeting this week with a volunteer resident to find the best camera system and possibly order at that time. New, better quality cameras are needed, and will be installed at the clubhouse and the beach.

Highway cleanup is the 3rd Saturday every other month with the next one being Sept. 19th at 9am, meeting at the clubhouse. All community members are welcome and encouraged to show up and help with that.

Public portion of the meeting - Thursday 8/20/2026 - 7pm

The new board was introduced as follows:

Lee Miller - President

Shannon Brenneman - Vice President

Josh Langley - Pool Manager

Kathy Jo Stalls - Secretary

Eric VanNortwick - Highway Clean Up

The board will finish this year with 5 board members and decide at a later date if we will stick with 5 or add 2 more board members.

All accounts have been switched over to Lee & Shannon. Letters have gone out for houses/yards that need to be cleaned/yards kept up. After 30 days if nothing has been addressed a certified letter will go out. After 30 more days there will be a fine of \$100 per month if not addressed which will result in a lien on your property if not taken care of in a timely manner.

Projects:

A process has been started to hook up to county water. We are waiting on the water meter to be installed. We will be keeping the well as a back up.

Fix the water line/exit pipe from the pump house to the woods.

Meeting with the pool company this week to address complaints/concerns of duties expected per our contract. Whether or not to cover the pools and the upkeep for off season along with our timeframe for closing the pool.

Mackenzie has been doing a great job managing the clubhouse and our website and updating the calendar regularly.

The thermostat at the clubhouse now has a box and lock on it. The summer setting will be 74 and winter at 68 to avoid overworking our system. During the summer months, with extreme heat and the doors constantly opening, renters have turned the AC down as low as 60, which does nothing but overwork the system. We will lower/raise the thermostat when requested for parties to a reasonable temp that won't be harmful to our unit. This was recommended when the unit was serviced by the HVAC company.

New door handles have been installed throughout the clubhouse to make it uniform and switch to having one key instead of multiple.

A meeting with the landscape company will be scheduled to address an updated, more specific contract and expectations.

We ordered a GAGA Pit that was just delivered and will be put together over the weekend, weather depending. We look forward to seeing community members enjoy playing Gaga Ball...it is super fun!

We will not be replacing the playground that was removed. We plan to add a swingset to the existing play area and add a pavilion where the old swingset was.

New, better quality cameras will be installed at the clubhouse and the beach.

2 community members came to the meeting and mentioned 2 lawns specifically; 203 & 205 War Admiral, especially the back of the lawn up to Ferry Rd. Also the lot on the corner of Jacqueline and Angela that has tree work that started and now left a mess. We will reach out to them to see when the clearing will be completed.

Complimenting the pool water this year and also mentioned the cleanliness of the pool deck, which we will be addressing this week at our meeting with

the pool company.

Sunday 8/23/2026

Board members met with the pool company and discussed his contract and requested that he have a conversation with his employees about doing a better job blowing off the deck, cleaning bathrooms and starting each day with new trash bags. He was trying to consolidate and save on trash bags, which we asked him to remove all trash daily. It is not part of his contract to clean table tops, so community members need to try harder to clean up after themselves. It would be helpful if everyone would pick up toys/floats, put their trash in the trashcans and make an effort to clean up after yourselves and your children when leaving the pool area.