Cherry Branch HOA minutes

October 6, 2026 @ 6pm

Attendees: Lee Miller (president), Shannon Brenneman (vice president), Kathy Stalls (secretary), Joanne Radicella (treasurer – Non board member)

Absent: Josh Langley (Pool Manager), Eric VanNortwick, Mackenzie Thurau (Clubhouse manager – non board member)

- Pool contract needs to be updated. Plan will be to eliminate pool deck and bathroom cleaning from contract. Will have Josh discuss with Pool company.
- Tentative plans to have pool deck and pool bathrooms to be cleaned by hired staff during pool season. Will post at later date for applicants and interviews.
- Water lines have been run by the county.
- Lee will reach out to plumber to have water lines connected to clubhouse and pools. Will also plan to have drainage issue with large pool room fixed at the same time.
- 107 Dolphin Lane – Certified letter sent to homeowner for overgrown yard and appearance of being abandoned. Lee has also spoke directly with homeowner. If no improvement by 10/31/26, HOA attorney to be contacted.
- Attorney has been instructed to pursue collection of fines pertaining to horse on property. (Horse is no longer on property)
- Lee will follow up with Josh on status of new cameras to be installed.
- Industrial swings have been installed
- Basketball backboards tentative replacement in 2027.
- Lee will plan to obtain bids to fix the path to the beach
- Annual Gift cards will be obtained for those who volunteer regularly to assist the community, to be given during the holidays.
- No plans to have Christmas light contest this year.
- Discussion to be continued on having community event at clubhouse for holidays and winter months.
- Lawncare has improved. Lee will reach out to lawncare company to discuss areas that have been missed.

- HOA community meeting scheduled for October 22, 2026 @ 7pm