

2023 Yearly Meeting

The HOA Yearly Meeting started at 11:20 AM on 3 June 2023. All board members were present. Also, our Treasurer, JoAnne Radicella, Pool and Barn Managers, and about 60-plus members of our community were in attendance.

Our President called the meeting to order. He asked the community, "Is anyone else want to become a HOA Board member?" None of our community residents responded; therefore, our President continued to explain the rules and procedures for voting for five new HOA board members. The voting ballots with eight potential candidates were handed out to our community homeowners, standing for one vote per household.

Our Vice president called on each candidate to come forward and briefly tell us something about themselves, for example, why they want to serve on the board or how they can help the community. Of the eight names on the official ballot, only three potential candidates were in attendance and came forward to speak, Michelle Cooke, Eric Vannortwick, and Shannon Brenneman. One of the community members, Glen Hale, spoke on behalf of Brian Bittinger, who was out of state. The voting ballots were collected and counted. After two Board members counted all the votes, the new members of the Cherry Branch Executive are:

Shannon Brenneman
Brian, Bittinger
Eric Vannortwick
Michelle Cooke
Lee Miller

Our President spoke to our community residents about some of the work accomplishments that were made this past year by the HOA Board, which include:

Pool Renovations:

Large Pool cracks were repaired, upper side tiles removed and replaced, the entire pool surface replastered, and a new pool cover was ordered at cost.

Small Pool steps painted.

Pool house Restrooms refreshed.

Clubhouse Renovations:

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All new emergency Exit lights, emergency lighting, smoke detectors, and microwave installed.

A new security camera system was installed.

The parking lot was resurfaced, and parking lines and directional arrows were added.

Posts and rope were added to secure people from driving and parking on the leach field and septic system.

Both tennis court nets were replaced.

The drainage pipe on Dory Court that was blocked for years was cleared out.

Through consent, communication with the HOA lawyer received hundreds of dollars in unpaid HOA dues.

ITEMS BOARD ARE WORKING ON NOW:

Repair or replace the fence at the beach that the Ferry Division owns.

Clean and repair drainage easements throughout Cherry Branch.

Replacing Subdivision sign lights with solar lights.

Mulch and border for the second playground area.

Consent communication with HOA lawyer on key issues: Easement access, Chickens, unpaid HOA dues.

ITEMS BOARD WORK ON ALL YEAR LONG:

Pool maintenance, repair, opening, closing, pool monitors, pool managers, etc.

All maintenance contracts (pool, barn, ground maint., etc. required to keep Cherry Branch running.

HOA property maintenance: Drainage easements, clean up after storms, etc.

Enforcement of HOA Covenants, Bi-Laws, NC Statues, and Ordinances.

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Adopt a Highway program.

Oversee Barn financials, maintenance, and upkeep.

Any issues brought to the attention of the HOA Board of Directors, which are MANY and OFTEN.

26 New Homeowners received WELCOME Packets with gifts and a BIG WELCOME to the Branch.

The Vice President reviewed financial information, with \$55,000 in our account, confirming that this information is on our website for complete transparency and explanation.

The Horse Barn is operating in the black and is self-sufficient.

The President and Vice president addressed questions from the floor.

1. A homeowner stated she bikes and asked if a path could be added to Ferry Road. The Vice President replied this was one of the three questions the Board researched from the last yearly meeting. The Vice President replied, Craven County added this to the "Mountains to Sea Trail System". The trail system "may" one day erect a concrete path tied into the hiking trail down Ferry Road. The cost for the HOA to place a path would be over \$300k. The other item was about possible sewer lines coming into our community. This process would cost millions of dollars and require the HOA to operate the sewer plant. The other item was about speeding cars driving down Highway 306. Because of safety concerns, new speed limit signs were erected, beginning near the White Horse Run entrance down to the Ferry, 45 mph.
2. What about the potholes in the road and the white lines that are marked around some of them? The HOA Board finally successfully turned all the streets over to the state, except Dory Court. If there is a pothole in front of your house, you can fill it in by going to the DOT website (the link is on our website) or calling 252-649-6550. The DOT is surveying our streets to outline the problem areas needing repair.
3. What can be done about speeding motorcyclists in our neighborhood? That would be good if a peaceful conversation could take place to remind the speeder to please slow down. However, our Vice president also

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- mentioned that the Sheriff may have to be called if this is an ongoing problem.
4. What about the problem with children and adults driving golf carts or ATVs, dirt, bikes, four-wheelers, etc? Strict laws govern these vehicles driven in our community on state roads. It is the responsibility of law enforcement to enforce those laws. Also, it is the responsibility and obligation of the parents and those driving these vehicles to be aware of what the law says. The President explained that under a new state law, driving Golf Carts on our streets is illegal unless they are registered by DOT and have liability insurance. The President asked Glen Hale to explain the new law. Mr. Hale stated that ATVs are not legal on our roads. He also explained the new law about Golf Carts and ULVs. A ULV is a vehicle that will not exceed 35 mph. These vehicles must also be registered by DOT and have liability insurance.

Every year at our HOA Annual Community meeting and BBQ the Board has a raffle for one year of free dues. This year we received enough dues for three winners. Congratulations to the lucky winners:

Edgar and Diane Grigalis
Lisa Lovell
Obie and Eliza Godette

Thank you to everyone who came out and helped set up our annual meeting. All went well, and it was a great success, demonstrating the benefits of everyone working together to achieve a common goal in our beautiful Cherry Branch community.

Finally, to those leaving the Board or passing the baton to the new HOA team, we want to THANK YOU TRULY. Many members have been serving on the HOA for years. The Board accomplished much through their leadership and dedication to caring and wisdom. One of our goals was to improve our community! We all worked together, serving well, and will continue to do so in some role when called. Again, many thanks to those HOA Board members that helped to maintain the quality of our properties and amenities by protecting our Bylaws and Covenants, maintaining high home property values trying to keep the peace between neighbors, visiting new homeowners with welcome packets, consistently working to keep our roads cleaner from "litterbugs," holding those delinquent HOA dues accountable, achieving success one

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project at a time from our priority list, and so many other things done to make a difference.

The next monthly meeting is at 7:00 pm on 20 July 2023 at the clubhouse.