

Cherry Branch HOA meeting – July 9, 2026

Attendees: Lee Miller, Josh Langley, Kathy Stalls, Shannon Brenneman, Eric Vannortwick

Priority Business:

- Two board members have resigned (Allen Mason and Brian Bittinger)
- Unanimous vote for Lee Miller as President and Shannon Brenneman as Vice President.
- Lee Miller will speak with former president, Allen Mason about all accounts to have turned over to the current president. Lee Miller will speak with treasurer, Joanne Radicella, about financial changes will need to be made.
- Josh Langley will be point of contact for Pool Company (Coastal Pool and Maintenance) and primary contact for the community sign.
- Lawncare Concerns: The board discussed concerns about not weedeating, grass not being cut timely at the barn, beach access and entrances. Lee Miller will obtain contract for review and speak with Lawncare company.
- Flag has been placed for County Water hook up. Anticipated hook up by county by end of summer. Will obtain quotes for a plumber to run lines.
- Drainage issue was identified by Coastal Pool and Maintenance causing water to flood the big pool room. Will obtain quotes for a plumber to fix.
- Concern brought forward about pool lane rope which was damaged in the big pool due to chemicals. Pool lane rope was a donated item to the pool. This item is being replaced and should be here within 7 -10 days.
- Total of 12 new pool loungers were bought and assembled by the board. These have been placed in the large pool area board will continue to monitor the older chairs and replace more next pool season if necessary.
- Board voted unanimously that any items donated to the pool/clubhouse/beach will no longer be replaced for any reason.
- Board members will be riding around the neighborhood looking for violations such as junky yards, vehicles with no tags, etc. Letters will be sent out which were prepared by the HOA attorney.

- Discussion of current pool company's recommendations of leaving covers off the pools for winter season to include their winter service plan. Further discussion is to be held with pool company.
- Lee is speaking with a locksmith to get a quote to have all locks on the premises changed over to one master lock.

Future Items:

- Replacing torn down playground will be reviewed next year.
- Tennis Court re-surfacing will be reviewed next year.
- Suggestion of an outdoor Pavillion will be reviewed next year.
- New Pool Waiver Liability forms to be updated next year for all residents.
- MacKenzie will update the clubhouse rental form to include "During off season of rental of clubhouse, no one will be allowed on the pool deck. If found to be on the pool deck, will not be allowed to rent clubhouse again". This is a huge liability issue with the pools.
- Highway Cleanup is Saturday, July 18, 2026
- Quarterly clubhouse deep clean scheduled for Monday, July 13, 2026, by Wicked Clean.
- Next HOA meeting scheduled for August 4, 2026. Next Community meeting scheduled for August 20, 2026.