

Cherry Branch HOA Board Meeting

March 19, 2026

Attended:

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- Allen Mason- President
- Brian Bittinger- Vice President
- JoAnn Radicella- Treasurer (non-board member)
- Kristina Ben Saida- Secretary
- Shannon Brenneman- Stables
- Lee Miller- Architectural Committee
- Kathy Stalls- Pool/ Clubhouse
- Eric Van Nortwick- Highway Cleanup

Discussed Items:

- Pool
 - Corner of pool area broken- took quotes.
 - Decided on someone and they are starting April 2. They will also cut us a trench to give us lights in the big pool.
 - \$5,700 estimated to fix everything, will be starting April 2
 - Pool management will be changed over to a commercial pool company. We voted for Carolina Pools unanimously to take care of the pools starting this year. Jen and Maryjo are busy this summer and cannot manage the pool during this time.
 - Carolina Pools will be here about 3 am in the morning to get the pools ready before people come to swim laps.
- Pressure washing Window Gang will come and pressure wash concrete, buildings, clubhouse, pools, basketball court.
- Lawn maintenance:
 - Shawn Garner landscaping
 - Has previously done stablework at the barn
 - Already has come in and completed a lot of work, and put sod
 - Blown off the concrete
 - Next weekend will trim the island and weed.
 - Comes and cleans up the neighborhood every 2 weeks.
- Playground
 - Planning on tearing down the playground and putting up swings for the meantime
 - Budget for- due to high cost from the commercial playgrounds.
 - Had people look at the old playground- decided it would be best to take the whole playground down, instead of replacing boards one at a time.
 - HOA members are on the lookout for playground equipment
 - Brian (vice president) has ordered new basketball goals- one is on back order and expects them to be sent at the same time.
- Updates on Board Members
 - Brian (vice president) is stepping down, Lee is stepping up as vice president as we voted unanimously for him.
 - If you know anyone who wants to be a board member, please contact one of us.
- Barn
 - Received the stuff to replace the rotted fence, and parts that need to be fixed.
- Picnic
 - Taylor and Sons BBQ was voted for unanimously
 - May 30th

- Yard sale
 - April 18th Yard Sale (Rain Date April 19th) 7am- 1pm
- Pay dues
 - Can pay for dues on the website. 280, 285 if you want a raffle ticket. Letters will be sent out April 1st.
- Tennis court
 - Need to think about the future, start to save for. 5 or 6 years into the resurfacing (around \$10,000). Suggestion- 1 tennis court, and 2 pickleball courts.
- Activities
 - Want to start doing more Movie Nights
 - HOA wants to start hiring a DJ a few nights in the summer.
 - Open for ideas on doing things more for the community.
- Roads
 - We cannot plow these roads, because it is a state-maintained roads.
 - Status on people coming in to fix the roads.
 - Waiting to hear back.
 - Please report any potholes or lights out in the neighborhood.
- Fire department
 - Called to say they could not get around in the neighborhood due to the trees, looking to take them down.
 - Before cutting down the tree, let Eric Van Nortwick know. He may be able to get the neighborhood a replacement tree that is native to the area from a program for Bradford trees.
 - Allen (president) did give the fire department access codes for the beach just in case of an emergency.
- Only 6 people did not pay for the HOA dues last year, so we will start cancelling codes during the community picnic.

Important Dates:

April 18th Spring Yard Sale
May 30th Community Picnic