

Cherry Branch Annual HOA Barbecue

June 7th, 2025, All Board members were present except Brian Bittinger

A vote was taken to replace a vacancy on the board.

Welcome, Christina Ben Sadir!

Business report for 2024:

- Income generated: \$160,000
- Expenses: \$142,650
- Dues collected: \$137,000

Expenses reported at the meeting:

- Motor for the large pool
- Clubhouse - new blinds, fan, tables, chairs, dehumidifier
- Tennis court fence repair and tree removal; previously uninsured. Now insured
- River beach - new gate, camera and fire pit
- Neighborhood signs - refurbished
- Barn - French drains, retaining wall, erosion maintenance (labor provided by the HOA board members)

Roads:

- All roads in the neighborhood are now state maintained
- A five-year plan is in place to have them all repaved
- Sheriff's jurisdiction of state roads to complain about speeders, etc.

Residents:

- Please be friendly with your neighbors!
- Maintain your yard
- Pressure wash your houses when needed
- Untagged vehicles must be removed from front of your home; a state law
- Your personal pool code is not to be shared, and it will operate beach access as well

Communication with the board:

Feel free to email the board on the CB website. It is anonymous unless a resident chooses to identify him/herself

Questions/Comments:

- Solar Lights by the road are sometimes problematic. Consider restoring them to power.

- Pool rentals over three day weekends were once not allowed. Now they are. There have been no complaints.
- Why is the barn combined with the HOA financials? It's difficult to read according to one homeowner. The barn property is HOA property and will be maintained by the board and included in the financial report.
- All other barn expenses are covered by the stall fees.
- The board members furnish as much labor as possible and we are very grateful for their dedication to our community.
- Residents are invited to participate in the monthly/bi-monthly Ferry Road cleanup.
- Please consider attending the community meetings when posted on the marquee.

The barbecue was catered by Fat Fellas.