

Thursday, August 15, 2024 ~ Cherry Branch HOA Meeting

6pm - Board Members met with all present except for Michelle Cooke

- Signed letters to go out for neighbors with yards that have not been mowed/tended to. Discussed giving fines to homeowners that do not maintain their property as described in our covenants.
- New pool pump is due to arrive on Tuesday of next week
- October 12th is the date for the fall yard sale. 7am - 2pm.
- There is a large down tree at the barn. Shannon will get estimates for tree removal.
- Discussed our to-do list, with neighborhood signs being one of the items we can/will focus on this year.
- Talked about the rules at the pool and to remind owners that the pool closes at 11pm

7pm - Public Meeting - 14 members in attendance

*Allen announced the changes to the board, with Billie Morgan stepping down. Kathy Jo Gay is our newest board member and has taken over the clubhouse rentals. Brian Bittinger is the new VP.

*In regards to the recent issues brought to the board concerning the pool and Jonathan, it was explained that a meeting was had with his mother, life coach and the board, with a great outcome. He is to abstain from coming on any HOA property for 60 days (beginning July 31) as advised by our attorney and per our HOA rules/regulations.

*If there are any issues that arise at the pool or any of our HOA properties, please reach a board member. We are unable to address issues that are not brought to our attention. There is a

new feature on the website where you can send a message to the board. The messages go directly to Allen Mason and can be anonymous if preferred. Don't hesitate to reach out with concerns or questions.

*2 members (and previous pool monitor) were complaining that we did not have pool monitors this year and voiced their disapproval of paying 2 pool managers.

*Members involved with the pool issue mentioned that we need better cameras, though we have new cameras that are working very well for what we need. Also would like to add a "no weapons" rule to our pool rules, which is easy to accommodate.

*Lee Miller pressure washed the tennis courts and he and Brian Bittinger reinforced playground equipment after dead trees were removed.

*New ceiling fans have been purchased for the clubhouse and will be installed soon.

*We are working on posting a sign with clubhouse rentals that include the small pool to keep everyone informed of the dates/times that the small pool will be reserved.

*Replacing the neighborhood signs is still on our to-do list and we are hoping to start that project this year.

*October 12th is the date set for the fall yard sale.

*12 homeowners still owe dues, which are now late and will have accrued late fees due as well.

*Stables now have 6 horses and at full capacity with one on the waiting list.

*Clubhouse has been doing well. Lots of bookings for parties. There have been quite a few last-minute cancellations which creates a loss. There is now a \$50 deposit due when you book the clubhouse. This deposit is non-refundable if you cancel within 2 weeks of your booked party.

*The closing date of the pool has not been decided yet. We will discuss that at our next meeting as it will depend on usage and weather. If it is still hot and sunny, we will try to keep the pool open a little longer. We will update you when the decision has been made.

*A member questioned financial charges to our account which were already being looked into. With our new pay online system there are certainly some kinks that will need to be worked out, so patience is appreciated as we navigate this new system.

*A member requested that changes on our neighborhood sign be posted on the Facebook page. We will certainly let Kim know of this request.

*A member asked about the county spraying for mosquitoes. We will make some calls and see if this is something the county will come out and do. It was done years ago and we are hopeful to have them come back around our neighborhood to help with the pest control.

*The new firepit on the beach has been used quite a bit, which is fantastic. It has also been used a lot as a trash pit, which is not the intended use. Please be mindful when using the beach to clean up after yourself and take your trash with you.

*A member asked if they could drive down to the beach with kayaks to offload near the water which we agreed was allowed.

*4 wheelers and side by side driving was also brought up. Being respectful of our private beach is the main concern. Try to keep it clean and drive/park respectfully.

*If everyone continues to work together as a community, we can all enjoy all the perks we are lucky enough to have, living in this wonderful neighborhood.