

CBHOA Board and Community Meeting

March 21st, 2024

The Board met briefly at 6:30 PM to sign letters and to vote on small pool and electrical. All members were present except Eric Vannortwick and Shannon Brenneman.

- Board signed letters to send out to homeowners that have unregistered cars or yard debris
- All members present voted unanimously on awarding the painting and repairing the small pool to Havelock Pools and Spa, work to begin Mid April
- All members present voted unanimously to award Littrell Electric to fix the electrical issue around the pool

The meeting came to order at 7:02 PM with approximately twenty residents in attendance. All members were present except Shannon Brenneman

Calendar Events:

March 4th - Community Yard Sale; 7:00 AM-12:00 PM

June 1st - Community Meeting & Picnic, 11:00 AM - 1:00 PM

Thank you to those who have paid their annual dues.

Barn, Clubhouse & HOA dues increase:

- Please note that the \$10.00 increase in annual dues was raised to accommodate rising costs of taxes, pool chemicals, electrical issues and other expenses to operate our community.
- Barn fees increased by \$25.00
- Clubhouse rental, \$125.00 w/o pool access and \$150.00 w/ pool access

Estimates:

- The small pool will cost \$15,000.00- 16,500 to resurface and paint.
- Electrical issues, estimated at \$1,700.00
- The small playground, \$5,000.00 for rubber mulch
- Estimates for neighborhood sign replacements have yet to be received

Pool:

- A resident raised a possible issue with the language in the contract and verbiage in the letter regarding pool use by minors
- A responsible adult or parent must accompany children 16 and under.

- Regarding listing members residing in the home on the registration form - it is for insurance purposes/liability
- Behavior issues - Board member phone numbers will be posted in the pool area for reporting unresolvable poor behavior by another
- Please refer to the pool registration form for further information.
- Summer job opportunity 18 or older- pool monitor - \$10.00 per hour
- King's Creek - residents do not currently have access to the Cherry Branch pool. It is being reviewed by the insurance underwriters as to whether residents could buy a season pass.

Ditches:

- Allen has emailed the state contact for clarity on which ditches they maintain.
- It seems, the state maintains ditches by the road; not ditches on private property
- A resident shared that the people on their street got together to contact the state to clear their ditches with success.

Yard Appearance:

- Letters will be sent out immediately to residents with unacceptable yard conditions.

Fire Department:

- The fire department Wildfire Research Center will conduct a risk assessment of Cherry Branch as a result of the Great Lakes fire in Craven County last year.
- Thirteen characteristics will be looked at as part of the assessment.
- There is no required input from occupants of residents.
- Allen will post the flyer on CBHOA website.
- Please visit John Real at the fire department for further information.