

18 June 2020

Cherry Branch HOA Board Minutes

- Mary Jo requested to purchase a blower to help keep the pool deck clean. Board approved \$250.
- Plumber come to try to fix the drainage from the filter in the big pool pump house. Drain and pipe to woods is clear. There is nothing that really can be fixed. Issue is probably due to the high pressure and it is easier for the water to come up the floor drain then out the pipe. Possible solutions are to “alter the valve” to decrease pressure or put a temporary plug on the floor drain. Chris McCart will get with Mary Jo to see if he can come up with a plug
- Pool monitors: Need to republish on facebook to try and get monitors. Karen and Karen will have a separate meeting to write pool monitor duties. In the meantime – board members will be responsible for stopping by and periodically checking for bracelets. Use your cell phone to call for help. Don’t get into a confrontation.
- Night pool inspection is scheduled for tonight.
- Need “hand sanitizing station” to comply with COVID 19 requirements.
- Littrell electric fixed the breaker box issue.
- Gate code was changed. Opens at 6am, locks at 11pm.
- Board voted that pool hours would be 7am to 11pm when we get our night time permit. ***Night permit on small pool has been approved. Big pool pending.
- Board will evaluate closing date on 15 August.
- If you rent the clubhouse with pool, can the gate be closed and “other guests” use the “other gate”. Board will allow renter to put additional signage stating private party. Board also is providing two more standing signs directing people to large pool. Need to also revisit – whether the clubhouse should be rented on a holiday weekend.
- HOA Website: Board voted to convert website to go-daddy more user friendly platform.
- Board voted to get septic pumped.
- David will start writing “PDs” for Directors.
- Karen F to make a key log to keep better track of keys.
- Discussed food trucks on HOA property. Board agreed to leave it alone for now.
- Results of voting:
307 people responded out of 457.
Can the lot in Cherry Branch West be sold. Per our covenants, , **it takes two thirds of members voting to pass this. We had 254 Yes votes and 46 No votes. Since there was more than 2/3(66%) Yes votes, this Passed.** The board will document the results and start researching the only a majority vote is required to pass. The board with document the results and start researching the legal requirements, to include perk testing to determine next steps.
Can metal buildings be used 228 yes, 78 nos. **Unfortunately, to Amend our covenants you need a ¾(75%) of all Lot owners to vote yes. With 457 Lot owners a minimum threshold to pass this would have been 342. With only 307 total members voting this could not pass.** Board will research if we can reach out to homeowners that did not vote to try and meet the minimal requirement or if we will have to try and re-vote the question.
Do we want to redo the covenants? 202 Y, 88 No (Wasn’t official vote, just a query- it will be an expensive endeavor and we wanted to know if homeowners would support it)

- No update on street turnover
- David will follow up with entrance sign on Jacqueline.