

## **Minutes of 16 February 2023**

The HOA Executive Board meeting started at 6:00 PM. All board members were present except Bryan Paul. Our Treasurer JoAnne Radicella was also in attendance.

Our President called the meeting to order. The meeting started with our president asking if anyone was an administrator on any of the Cherry Branch Facebook Pages. Allen said he was an admin on the Cherry Branch HOA Members Facebook page.

There was also discussion about the sign posted near the end of the road leading to our beach, which says: "No vehicles beyond this point, unless launching a watercraft." Some residents continue to park well beyond the sign and even get stuck in the sand. Please be considerate and park in the designated area especially during the holidays when cars bottleneck the area, preventing residents, access to the water when they want to launch a watercraft. Also, residents are reminded four-wheelers are not allowed on our community beach!

Our Vice President mentioned a homeowner living on Sea Biscuit Drive has chickens. Some of our residents have even seen the chickens in the middle of the street, a violation of our covenants. Homeowners are reminded that farm animals, including chickens, are not allowed in our community.

Homeowners, please take note, the contacts for the Architectural Committee before constructing or building are Glen Hale, Johnathan Cieszko, and Dave Carico.

Because of the high cost of ordering a sign, our President and Vice President will make an HOA sign, placing it near HWY 306 alerting homeowners when there is a community meeting.

Our Vice President went over the priority list with the other board members and will update the list so we can eventually begin the work of new projects in our community in 2023, following the payment of HOA dues to help fund the projects.

### **Community Meeting**

The meeting started with the Secretary, reading the last month's minutes to our community members in attendance, followed by our president summarizing the community meeting minutes.

Our President said he will no longer fund the Community Watch Program due to a lack of interest and some Facebook comments.

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He stated he started the watch before he was a board member, and it is separate from the board. If you are interested in continuing the Cherry Branch Neighborhood Watch contact Dave Carrico and he will try to transfer it to you.

The President asked the Vice President to go over the priority list. The Vice President mentioned some of the current accomplishments the board has made and previously; new speed limit signs on Hwy 306, new lines painted on the basketball court, a new roof and siding on our clubhouse and pool house, our tennis court resurfaced, new paint lines for pickleball, blacktop sealer, directional arrows, and parking lines applied on our blacktop in front of the clubhouse, new lighting for the basketball court, tennis court, and clubhouse, our roads finally turned over to the state except for Dory Court, new pool fence, new flooring in the clubhouse, and the current repairs to our big pool, and the continued self-sufficiency of the horse barn. These community projects were accomplished without raising HOA dues. Some of the future priorities:

1. Pipe and ditch work, Dory Court
2. Solar lights at entrances
3. Rubber mulch at the playground
4. Repair, and upgrade entrance signs
5. Storage shed, pool supplies, misc.

A homeowner in our community was concerned about hearing gunshots and fireworks in our community. Our President stated someone was firing a shotgun using "Cracker Shells" in our neighborhood. The Sheriff and City police responded to investigate. For the safety of our community, we hope those responsible will, stop.

A homeowner in our community and a previous board member stated Craven County will build a satellite station next to the Harlowe Fire Station for the Sheriff and State Troopers' utilization on HWY 101.

As a reminder, our annual letter and HOA dues mailer will be sent out earlier this year compared to previous years. You should be receiving the mailer in March instead of April, allowing additional time for homeowners to pay their dues. Also, this will be the first-time credit card payment will be used, no cash will be collected for payment.

A homeowner and contractor stated he would give us a quote on the work needed to be done on Dory Court.

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A homeowner mentioned speeding drivers in our neighborhood causing hazards and danger, and what can be done about them. There was much discussion, even about the pros and cons of speed bumps. Finally, it was suggested to get the license plate of the speeder and call the sheriff.

There was a lively discussion about our beach and Coastal Area Management Act lines (CAMA). And, where the property lines are located on our beach that make a distinction between the homeowner and the beach walker? The President said he talked to the Field Representative of the Division of Environmental Quality (DEQ). The President said the CAMA line is about 30' from the waterline. The Cherry Branch HOA Recreation area is at the end of the access road. Left of the road is DOT property. The Neuse River Beach CAMA line area is for exercise, fishing, swimming, or the simple beauty of the view unless the homeowner can prove surveyed waterway rights. However, please remember, no vehicles are allowed on our beach! Check the HOA website, for Cherry Branch 1 plat to view the property lines.

Our next Community Meeting is on March 16, 2023, at 7:00 PM.