

The HOA Executive board meeting started at 6:04 PM. All board members were present except Karen Fernandez. Karen was present at the community meeting. Jon Lenord was present via phone call. Joe Anne Radicella, our treasurer, was also in attendance early in the session to help with HOA financials.

The homeowner at 106 Seattle Slew was interested in buying the property behind his house, next to the West side of our HOA common area. However, the property was not for sale! After much discussion, a motion was made not to sell the property. The board voted, and the motion passed, not sell.

Attention community homeowners, because of ongoing construction, there will be no clubhouse rentals from March 1 through March 21. We are sorry for any inconvenience this may cause.

The contractor, Carolina Roofing company, completed installing a new roof on the three buildings at the pool area, costing \$11,700.

Our HOA President has been in contact with GFL again. The ongoing hydraulic oil spills they are causing on our roads are not only unsightly but need to be cleaned up; holding them accountable, and responsible has been very frustrating.

The Executive HOA board also discussed the continuation rule of putting a lien on a homeowner's property if the dues are not paid after one year. The board and its lawyer have been working diligently to hold responsible those delinquent homeowners who do not pay their annual HOA dues! A lien letter was sent from our lawyer to the homeowners in Arizona. Their property is in our community, but the dues on their property have not been paid in several years.

A motion was made to continue having seven executive board members to represent our Cherry Branch community. The motion was voted on, and the motion passed.

Our president stated there would be fewer pool monitors for this 2022 pool season. And that the board members are expected to go to the pool area to observe, making sure all is well.

To provide security, especially when the pool is not in use and protect our pool property, our vice president stated, there will be new cameras installed around the pools to cover all areas, costing roughly, \$1100 fully.

An important meeting was held at 5:00 PM regarding our pool and the upcoming 2022 summer season. The president and the vice president and our two pool, co-managers Mary Joe and Jen, were in attendance. Our Vice president informed Board members of several significant changes: The co-managers will begin getting our pool ready for the summer season on April 1, 2022. The co-managers will be included in the pool rental assignments and help set up and take down the dividing ropes around the rented small pool area. Also, those wanting to rent the clubhouse and pool will now have more choices for morning or afternoon hours. Homeowners can now rent the clubhouse between 10:00 AM -2:00 PM or 4:00 PM -11:00PM.

For proper sanitation and pool shocking, the pool will close every Tuesday, starting at 9 PM.

Several essential rules were noted for safety; if you see lightning, the pool must be evacuated until the storm passes. Also, anyone with long hair using the pools and going underwater must have it tied up.

We are trying to prevent long hair strands from blocking the filters resulting in clogging. Also, in addition to No smoking and no e-cigarettes, vaping is also prohibited. As a reminder, children 14 years old or under must be accompanied by an adult.

Community Meeting

Our vice president addressed the community meeting, noting a new pool pump was ordered and is now on-site, new siding will be installed on two buildings at the pool, certain trees to be cut down around the clubhouse, and two new vacancies for the board will be open in June of 2022. The previous HOA board minutes were read and briefly discussed. Our HOA President followed up by encouraging the nine community members present if they had a desire to serve on the board or if they knew someone, there is opportunity. One of our board members, who is also the Director of our Community Watch Program, showed all those in attendance the excellent new sign that will be installed on Highway 306 once we secure an upright pole. In addition, he stated, we are currently looking for a few volunteers to be on our community watch list. If you are interested, please contact one of our board members.

A homeowner mentioned the need for a port-a-potty or stand-alone building with a toilet enclosed so that residents can have

access if needed while out walking or running. More discussion and research is required on this topic, as well as location and construction ideas. However, because of possible vandalism and misuse, the project will be discussed further. Finally, there were other topics of discussion, everything from a rabid fox that had to be put down to the new construction going on in King Creek.

Executive HOA barn meeting, Thursday, February 24, at 5:00 PM.

The next HOA executive board meeting is 5 PM, Tuesday, March 1, 2022.

The next community board meeting will be Thursday, March 17, 2022 at 6:00 PM.