

The HOA executive board meeting started at 6:17 PM. All board members were present except Glen Hale, Bryan Paul, and Karen Fernandez. Jon Leonard was present via phone call. Karen Fernandez was in attendance for the community meeting.

A \$6000 down payment was made to Carolina roofing. Work will begin soon on replacing the roof shingles at the Clubhouse and two buildings at the pool area, as well as new siding. Also, work has already started on the placement of new laminate flooring in the two office rooms of the Clubhouse. The total cost of the new renovations will be about \$26,000.

The legal process has begun again! Our HOA lawyer was contacted about collecting HOA dues from another Cherry Branch homeowner who has not paid their dues in over five years.

Thank you, Dave, for replacing the road entrance lights with new LED lights and replacing some of the fixtures. We are trying to cut costs on our electric bills.

The HOA board was pleased to hear that the ventilation fan in the horse barn had been repaired.

The board is operating well within its financial budget. And the monies paid out to Billy Miller, Carolina roofing, and other expenses were all paid out of our general fund. Many thanks to Jo Ann for our monthly treasurer's report, which breaks down our debits and credits and gives us an informative ending balance to work with. A homeowner will address the HOA board members at our February Executive meeting to discuss concerns.

Board members discussed how to increase attendance at our community meetings. There are over 450 homes in our subdivision, and only a few people come to our monthly meetings. Board members want to encourage Cherry branch homeowners to attend monthly community meetings so they can get first-hand information and be part of the discussion about what's going on in our community. The meetings are held on the third Thursday of each month at 7:00 PM at the Clubhouse.

Community meeting

January 4, 2022, meeting minutes were read.

A homeowner wanted to know more about our Community Watch program. There was also a discussion about putting signs throughout our community to alert people of the Community Watch

program. Volunteers are needed; if you are interested in helping, please contact board member David Carrico.

Our president told the board and community members about the well-received welcome packets that new people moving into our community receive as a kind and friendly gesture. So many people move in and out of our wonderful community, about thirty new homeowners on average every year. A big THANK-YOU to "LaLa" for making our new residents feel special!

It was mentioned that several street signs in our community are still down. Even though phone calls have been made to address the problem, we are still waiting for new signs.

Our president reviewed the board's priority list. It represents our "to-do list" that the board works on throughout the year by volunteering their time to improve the quality and amenities in our community.

There was also a discussion about the importance of promptly paying one's HOA dues. One of our community residents suggested different payment methods other than writing a check, money order, or cash. Electronic payment sent from the bank is becoming increasingly popular but not supported by our bank.

Our president talked about the benefits and unity of consolidating all the 18 different covenants in our community into one. This would take a lot of work and expense but would be easier to manage and make more sense. However, this choice was not well received by the community when asked, so it was not pursued further.

Finally, the board and the community were informed by the "assisting barn manager," that progress is slowly but surely being made at the horse barn.

The meeting was adjourned at 8:10 PM.

The next HOA Executive board meeting is 5:00 PM, Tuesday, February 1, 2022.

The next Community meeting will be Thursday, February 17, at 7:00 PM.