

## MEETING MINUTES OF 17 November 2022

The HOA Executive board meeting started at 6:00 PM. All board members were present except Allen Mason. Our Treasurer JoAnne R, pool managers MaryJo and Jen, and barn manager Karen D, were also in attendance.

Our President called the meeting to order. He spoke to the board about the ditch at the end of Quarter Horse Drive which is usually maintained annually by a contractor. Someone else will be maintaining the ditch, until further notice.

There was a discussion about the horse barn and the test results of the soil sample taken at the barn. Three chemicals are missing and needed to fertilize the soil and encourage the growth of grass. Over time, the soil at the horse barn has been depleted and currently needs to be enriched with lime, nitrogen, and phosphate, so the soil will be optimum for horses. Our barn manager will check into the cost of these chemicals and the most efficient way of mixing them into the soil, probably with a tiller and an industrial sprayer, working 1/3 of the 2 acres of barn area at a time.

Karen F. has volunteered, to help sell the red trash stickers to our community homeowners beginning January 2023.

Homeowners living in the King Creek subdivision are not part of the Cherry Branch subdivision. King Creek residents have their own HOA. Cherry Branch also has its own private HOA, along with specific amenities for its resident homeowners. Despite the increasing number of new homes being built in the King Creek subdivision, the above statement of separate subdivisions and HOA policy will remain the same.

A board member asked one of the pool managers about the 12-year warranty that hopefully covers "all repairs" that may arise after the big pool has been marbleized. Having everything in writing and detailing the specific extent of the warranty, will help the HOA file a claim if cracking, chipping, paint peeling, etc., were to happen during the warranty period.

Also, to ease the financial burden of payment, our Vice President suggested incremental payments of 30% in the beginning, 30% for the second installment, and 40% when HOA dues have been collected and when the job has been completed. Our pool manager was able to call Chris at Havelock Pool and Spa with the suggestion and Chris agreed to the payment terms. The cost of Marbleizing our big pool is \$68,853.

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Some of the board members noticed the area in front of the clubhouse where the contractor applied sealant and attempted to raise a low-lying area is still pooling during heavy rain.

Our Vice President stated the community gazebo that was listed on our "to-do list" and that we were possibly looking into the building cannot be done. The location of our drain field and repair area for the clubhouse septic system is located in the same general area where the gazebo would have been built, a non-construction area.

Concerning cleaning out our HOA ditches, many thanks to our President for cleaning out the ditch between Jacqueline and Estelle Court. Also, many thanks to Timmy Ray M. for his effort in clearing out the path that leads to our clubhouse.

Karen D. mentioned, in January 2023 a vote by HOA board members needs to be taken to determine the total number of executives serving on the board. Our vice president said we will probably keep the same number of seven board members.

At our next HOA meeting, the board will discuss the particulars of our 3rd annual Cherry Branch Christmas Lighting contest and the distribution of gift certificates.

Our next HOA Executive board meeting is Tuesday, December 6, 2022.

There will be no community board meeting in December.