

18 Aug 2022

The HOA Executive board meeting started at 6:03 PM. All board members were present except Jon Leonard. Our treasurer, JoAnn Radicella, was also present.

The meeting started with our treasurer discussing the high cost of the garbage bill at the clubhouse/pool. She said it is less expensive to use garbage stickers and would save our community money. Our Treasurer will contact GFL.

Our president spoke about needing a mailbox at the clubhouse, 120 Man of War Drive. Our treasurer said there used to be a mailbox in the past, but it was taken down for some reason. There was some discussion about this, but now we have a PO box in town for our Cherry Branch mail.

In a current update for the month of August, the number of those who have not paid their dues for the 2022 fiscal year is about 22 homeowners.

Notice of official record in the minutes, the property at 221 Sailaway Court has one lien on the property because HOA dues have not been paid. Additionally, the owners of this property have not been found.

Our president gave board members an update on the horse barn. A veterinarian was recently called to examine the horses at the barn. Unfortunately, some of the horses were sick because of the inhalation of longer-term storage hay in the barn, exposing horses to this "hay dust" while in their stalls. In addition, some farmers are cutting their hay only once a year, resulting in horse owners buying larger quantities of hay, thus keeping it in barn inventory longer. However, progress is being made. The solution to the problem is a thorough cleaning of the horse barn, temporarily housing the horses outside the barn, upgrading, and building an additional structure (which is currently being built) to store hay outside the barn, and purchasing hay every six months to support better rotation. Horse owners want to keep their animals safe, and the board supports their desire to do so as we encourage continuous self-sufficiency of the horse barn.

A question was asked: What is the age limit of a child being left alone at the horse barn? One board member said, ask the barn manager. In addition, our insurance company will be asked this same question.

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There was a brief discussion about the upcoming CIM (Community information meeting) meeting Thursday, October 20th, 2022. Our Commissioner told the board, "There is information and news that the Cherry Branch community needs to know." As a result, the Craven County Sheriff, EMS, planning department, and other local officials will be addressing our community. However, the location of the CIM has not been determined; either our clubhouse, the fire station, the Harlow Community Center or another offsite facility will be the meeting place. Our president will contact our Commissioner in September for more specific information.

Several board members mentioned the ongoing scams and the deceivers trying to contact board members. Board members were told to be alert and vigilant and take notice of this fraudulent representation.

Following a previous meeting, our treasurer researched the "Venmo App" as another way to pay our HOA dues electronically. After discussing this format with our First Citizen bank, our treasurer was told, "this was not a secure site for payment. A board member suggested researching a "secure link" tied directly to the bank, which may serve as a safer and more reliable way to make an electronic payment. Our treasurer will follow up and let us know what she finds out.

Bryan Paul reported that the architectural committee members Jon Leonard, Glen Hale, and Johnathan Cieszko met on August 10th for an information-sharing meeting. They will continue to get together every quarter.

A question was asked about why some of the common areas in our neighborhood appear that the lawn has not been mowed in a while. Usually, our lawn contractor that mows and trims around our community does an outstanding job. So, our president will make a phone call to find out if there is a problem or concern.

Our Fall Community Yard Sale is Saturday, October 1st, 2022, from 7:00 AM - 2:00 PM

### **Community Meeting**

Our president mentioned that our web page is up and running, and updates can be made for better communication at [cherrybranchhoa.net](http://cherrybranchhoa.net).

Many residents are aware of the blighted home on 124 Secretariat Drive. Many hours have been spent, with countless phone calls being made by board members to find the owner of this property and follow up with liens, interest, late fees, and unpaid HOA dues. Finally, it appears the home will be sold, and all the financial obligations paid.

Our president and vice president informed homeowners about how important it is when someone rents the clubhouse to clean up after they use it properly. And in the past, a \$50 fee was charged during the height of the covid outbreak for someone to come in and sanitize the clubhouse after each use. Earlier, there had been a discussion about the possibility of an added fee charged if the renter does not abide by the contract they signed and fails to clean up responsibly.

A homeowner mentioned her concerns about children driving golf carts throughout our community streets. Some residents have seen them driving right by the stop signs and even driving on state highway 306. Also, while driving on the road, a board member saw a youngster recklessly driving a motorized go-kart. We do not know how many "near misses" there have been with cars and children driving golf carts. Parents, please don't let your children drive golf carts; it's illegal! It's the parents that will be held liable and responsible for their child driving a golf cart illegally on our community roads! According to North Carolina General Statutes, you must be at least 16 years old and have a valid driver's license to operate a golf cart on the roads legally.

A homeowner asked why the Cherry Branch entrance lights are constantly on. Unfortunately, our president said, we are charged a flat rate of \$45 a month for each entrance, regardless of whether the lights are on or off. The light sensors have been replaced, but the lights stay on. The board has discussed changing all entrances to Solar lights but has not found what works best. This would save our community money once it is completed.

Our vice president gave the community an update on the progress of our roads being turned over to the state.

Unfortunately, a form was missing and has since been found. We all hope this transition will take place soon. A lot of money and hard work has been put into this project

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over many years, and we are very thankful for all who have dedicated their time and service to make this all possible.

The next HOA Executive board meeting is Tuesday, September 6th, 2022, at 6:00 PM.

The next community meeting is Thursday, September 15th, 2022, at 7:00 PM.