

18 November 2021

The HOA Executive board meeting started at 6:02.
All board members were present.

Frank, Jo Anne, and Karen were in attendance to update the roads and our budget board.

The meeting started with our president asking Frank to address the board about the final details of turning over our HOA roads to the state. First off, Frank wanted to acknowledge and thank Jon for the job he did by getting a homeowner on Secretariat Drive to sign his encroachment form finally! Frank continued, stating that two things needed to be taken care of before moving forward. On Quarterhorse Drive, there is a curve cement structure near a driveway and a mailbox with "plastic article" too close to the road that the homeowners must remove. Also, Frank contacted the DOT District engineer to find out the final process for our streets and ensure all paperwork was submitted correctly. The engineer told him that before the paperwork can be submitted, Bill, the state inspector for the roads, must first come and look at the paving and examine the streets to ensure it was done to the states/DOT satisfaction. We all hope the roads are acceptable and all the work done is beneficial so that the inspection will pass so we can move on to the last and final steps. Frank emphasized once again the importance of contacting the bus transportation company to inform the bus drivers about the proper way of "turning" onto our roads that have been recently paved to minimize cracking and the breaking of pavement. If the bus drivers do not modify their driving habits and the streets become damaged again, we will have to pay for repairs. The day after our HOA Board meeting, the Executives discussed the purchase of highway cones to help prevent this ongoing problem via text.

Also, we thank Bryan Paul's fiancé was briefly in attendance at our HOA meeting and gave an update on a local contractor who is working on an estimate to replace the roofing on our three buildings, the siding, the gutters, and also laminate flooring in two of the rooms in our Clubhouse.

The board was also updated about a possible foreclosure on Secretariat Drive that is currently in the hands of our lawyer and waiting for a court date. The board was told that our budget for pool monitors was over by \$8000.

The board has decided to hand out gift cards and more information to follow at our December 2 meeting.

18 November 2021

Thank you so much, Karen, for updating the board about our budget and clarifying line items on our "to-do list projects" with dollar amounts attached to them. Karen also stated we had budgeted \$53,000 to pay out for work on our roads and any additional improvements.

Thank you so much, Jo Anne, for working so diligently to find a new insurance company for our community! Your hard work has benefited our community. She contacted North Carolina's Underwriters, who are willing to insure us for \$5729. A motion was made to accept this new insurance company, a vote was taken, and the motion passed.

There will be a Vendor/Blender-Craft sale on December 4 at the Clubhouse.

Attention Cherry branch residents: Starting at 4:30 on December 11, there will be a Christmas Parade; people are asked to meet at the Clubhouse with their vehicles or golf carts decorated in Christmas cheer! The parade will drive around the neighborhood and then come back to the Clubhouse at about 5:30, following there will be a tree lighting ceremony on the clubhouse green, with Santa. Bring a Christmas ornament and also your "voice" if we decide to sing some Christmas songs. We will have our 2nd annual Christmas holiday lighting competition! Our community's best-decorated house and Christmas lights will receive a gift certificate and bragging rights; there will be a first, second, and third-place winner. Judging the winners will take place around December 18.

Community meeting

Last month's minutes were read to our community residence. Our HOA president talked to the community about some of the board's accomplishments during this past year. Also, a summary of the road work and our desire to turn them over to the state was talked about. Finally, Eric, one of our Cherry branch homeowners, was able to contact the Planning Department to get information about replacing some of the street signs that are missing in our neighborhood. After asking if there were any other questions, the meeting was adjourned.

Our next executive board meeting is on December 2 at 6:00 PM.