

2 December 2021

The HOA executive board meeting started at 6:03 PM. All board members were present.

The barn manager and his wife were also present at the beginning of our meeting.

The board meeting started with our president alerting the board members about a significant policy change with our "new" insurance company. Only Cherry Branch homeowners or renters living in our community could rent a stall at the horse barn and be insured. As a result, a newly revised contract will be issued to those renting a horse stall at our barn. A person can no longer rent a horse stall in Cherry Branch that lives outside our subdivision.

Our vice president reviewed several concerns that would benefit the barn, horse owners, and horses. A more efficient vent fan for the barn would provide better air circulation, ventilation and help minimize moisture in the hay. The Board discussed the possibility of building a new shelter. Even though the horse barn is self-sufficient, the Board can help when needed. Our barn manager will first work on providing better ventilation in the barn.

When our president shared with us, the board members were pleased to hear that a homeowner on Secretariat Drive will finally pay all his outstanding HOA dues and settlement fees! For community residents, our annual HOA fee of only \$270 a year is "outstanding" compared to other subdivisions that can pay this amount each month, especially with our great amenities!

A motion was made for our vice president to go ahead and order rubber mulch and purchase landscape timbers for \$3,200 for our "other playground" located on our HOA green. The vote was taken, and the motion passed. Also, a motion was made for a board member to purchase a \$4,000 pool pump to replace the defective one. The vote was taken, and the motion passed.

We need new siding and new roofing at three of the buildings near our pool; estimates are pending and still coming in. Board members were updated on our Community watch program. Several residents have voiced their concerns about improved

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safety in our community.

After several years of hard work and persistence, the Board was told that Frank, a pioneer, and champion for our roads, has finally sent all the necessary paperwork to the state to turn the streets over. If all the paperwork is in order, the next step will be an inspection.

A board member and our VP have agreed to put LED lights in our Cherry Branch entrance ways and repair some light fixtures. In addition, residents are reminded that there will be a Vendor blender Saturday, December 4, at the clubhouse.

Also, on Saturday, December 11, there will be a Christmas parade. People will meet at the clubhouse at 4:30 with their vehicles decorated with "Christmas cheer." The parade will drive around the neighborhood and return to the clubhouse at about 5:30, following a tree lighting ceremony with Santa on the clubhouse green.

Finally, our second annual Christmas holiday lighting competition is on! The homeowner with the best-decorated house and Christmas lights in our community will receive a gift certificate and bragging rights. There will be first, second, and third place winners. Judging will take place around December 18.

The next executive board meeting will be Tuesday, January 4, 2022.

The next community meeting is Thursday, January 20, 2022.