

Meeting Minutes of 20 April 2023

The HOA Executive Board meeting started at 6:00 PM. All board members were present. Our Treasurer, JoAnn Radicella, was also in attendance.

Our President called the meeting to order. After years of discussion, trying to find a contractor to do the job, and eventually finding someone, the culvert on Dory Court has finally been cleaned out. After a lot of hard work, broken tools, and several days later, the congested tree limbs, hardened mud, and branches cemented together inside the culvert were all taken out. The President made a motion to pay the contractor \$2000 (The estimate initially given). The Board took a vote, and the motion passed.

A board member researched and found someone to sanitize and thoroughly clean our clubhouse.

The HOA is optimistic and thankful because several people have come forward, wanting to serve on the Board in June following the exit of several dedicated board members whose term of service will end. The HOA earnestly wants to find new committed and working board members dedicated to the continued prosperity of our community by following and abiding by our By-Laws and Covenants. Furthermore, our Nomination Committee continues to vet all prospective board candidates desiring to serve on the HOA Executive Board. The Vice President motioned to require names submitted, whether by request, from the floor, or in person, be vetted or evaluated for approval by the Nomination Committee before representing the Cherry Branch Homeowners Association. The Board took a vote, and the motion passed.

The Board continues to discuss the ongoing challenge of encouraging homeowners to keep their ditches clean and free from the overgrowth of trees, bushes, tall grass, leaves, mud, etc., which can prevent proper stormwater drainage and result in flooding. Most property owners have an easement. The easement is essential for the accessibility of utility workers to operate while working on one's property or workers hired to clean out ditches that are creating standing water overflowing and causing flooding, which is a clear violation of our Covenants. Our Declaration of Covenants, Conditions, and Restrictions states in Section 12, under Stormwater Rules: ... "It shall be the responsibility of the owner of each lot to maintain the drainage area located within the boundaries of his lot. The owner shall keep the drainage area, including any swale or ditch located therein, free, and clear of any, and all obstructions or conditions which may adversely impact upon the drainage area,

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specifically, the owner shall keep such area properly mowed and shall not cause or allow such area to be piped or filled in."

As a reminder, those who rent the clubhouse sign a contract stating they must clean up after themselves, sweep, mop, wash down tables, countertops, etc. Therefore, renters of the clubhouse need to follow through. Otherwise, there was some brief discussion about a cleaning deposit put down before renting the clubhouse, if the renter does not clean, thereby forfeiting their deposit. More info to follow.

Our Spring Community Yard Sale is Saturday, 29 April 2023, from 7:00 AM to 12:00 PM. The rain date is Sunday, 30 April.

COMMUNITY MEETING

The well-attended meeting started with our President once again, informing the community there will be a transition in June with new HOA Board members beginning to serve our community. The current Board Members' term and years of service will be coming to an end. The good news is that all current and experienced board members will be available to offer information, advice, counsel, and knowledge when needed. JoAnne Radicella will continue as our Treasurer. She will continue to be a solid and valuable asset to our community and the board members. She has years of experience, and knowledge of HOA financials, bill payments, record keeping, banking, mailers, annual meeting coordinator, lien director, HOA dues collector, and so much more. We are thankful for her dedication and desire to contribute to her service in many ways.

Work continues at our pool, slowly but surely. Some of the pool plaster was supposed to be completed by the contractor six weeks ago but will begin on Monday, 24 April, weather permitting. There is still much to do, but we hope the pool will be open for Memorial Day weekend as usual.

A homeowner in our community mentioned she was very concerned about the drivers speeding in our community and children driving golf carts up and down the roads. The Board Members have also noticed and agree that both events violate the law in North Carolina. Unfortunately, this is an ongoing problem in our community, and parents and adults must be involved in this to stop it! An illegal vehicle like a golf cart or ATV is liable for the action of their children.

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Our President spoke to the community about the need for volunteers for the Architectural Committee. To include individuals who have knowledge of Plats to join the Ditch committee, in which they can help serve and direct the needs of our community. There are several ditches on the priority list. Some ditches are entirely clogged with trees, and the developer never created some. Since ditch cleaning and water drainage are vital and necessary for all landscaping here in Cherry Branch, we must all work together to benefit from this good work. In addition, FEMA could declare that flood insurance may be required for our neighborhood, and the State of North Carolina may require the HOA to abide by stormwater runoff requirements, which may result in a special assessment raising HOA dues.

A homeowner mentioned the need for more streetlights in our community, especially at intersections. The HOA agrees that some areas are very dark at night and would benefit from better visibility. Homeowners can contact the electric company and pay for certain lights on their property. Also, the Board has discussed this in the past, trying to decide the most cost-effective method of lighting, solar or LED lights. We are still trying to find a practical solution for the lighting at our intersection with signs.

There was much discussion about the method of payment for HOA dues. Our Vice President and other board members clarified that cash would no longer be accepted to pay HOA dues. The Board wants to make payment as convenient as possible for our homeowners. However, because of safety concerns collecting large amounts of cash in one area will not happen. Instead, checks, money orders, or bill pay can be used for HOA payments.

Our Vice President HOA board members instructed homeowners are all people with families, most of them working full-time, and they still find time to volunteer to help serve the needs of our community. We are thankful for all those who volunteer to help the Board throughout the year. So many projects on our "to-do list" need our attention, and if we all work together, many good things will follow.

The next open meeting will be on 3 June 2023 at 11 AM.