

## Executive Board Meeting

The HOA Board meeting commenced at 6:03 PM. All board members were present except Karen Fernandez and Jon Leonard.

The board meeting started with our President telling members that a horse stall was being built at our HOA horse barn. There was a discussion about providing timely updates and communication to the Board when construction takes place. It was also suggested that the barn manager speak to the Board of Directors every quarter, informing them on how things are progressing at the barn, the board was not informed.

Homeowners are reminded there are specific guidelines they must adhere to before building a shed or similar structure on their property. Please talk with the architectural committee chairperson Glen Hale, before you build for proper approval.

Our HOA lawyer has responded to the board and is moving forward with foreclosure litigation on a homeowner who has not paid their dues in over four years.

Board members discussed pool bands again. The Board wants to remind those living in Cherry Branch, that homeowners who pay their dues and are in good standing can receive pool bands. If the homeowner does not live in our community and is renting their home and dues are paid, the renter can receive pool bands. If a homeowner lives “nearby” but outside the Cherry Branch community and is renting their home, yet the homeowner wishes to use the pool, they can do so as a “guest(s)” of the renter. The board hands out one set of pool bands “per home” but not to both the renters and the homeowner living outside our community, unless the board authorized it.

The swimming pools are now closed for the 2021 season. We want to sincerely thank all those who have worked so hard providing great recreation, fun, and safety to our community residence. We know they may have been a few people hoping the pool would stay open longer and we apologize. However, the use of the pool declines sharply after the Labor Day holiday and the cost of operating the pool justifies the board's decision to close.

Finding asphalt to pave our HOA-maintained roads has been very difficult for our contractor. He is aware the board and community want him to finish his project ASAP. When he finds asphalt, the work will be done, according to the contractor.

Havelock Pool and Supply will be contacted because some of the sand filters are leaking in the pumphouse. Also, water is backing up through the floor drain, and maintenance is needed on the discharge pump.

## Community Meeting

A board member said work needs to be done on our microwave oven in the clubhouse. Although the microwave works, it appears the exterior door was damaged.

Our Pool Manager mentioned to the board she will contact one of the maintenance workers about why some of the paint is already cracking in our small pool since it was just sandblasted and painted on June 24th, 2020. After locating the warranty, repairs can be made.

There was more discussion with those in attendance at the community meeting about a new three-phase pool pump needed to replace our old, outdated pump, with a new one, costing about \$5000.

After talking about our roads and making sure there won't be any homeowners delaying the DOT transition, a board member will attempt to "try again" talking to a non-compliant resident. An easement form must be signed by the resident on Secretariat Drive. If the situation is not resolved, the HOA Board will remove the obstruction and charge the homeowner with the cost.

Recently, a call was made to a real estate agent trying to sell a house outside of the Cherry Branch subdivision but stating our amenities "go with" the purchase of the property. This is not the first time this has happened, and as a result of this misrepresentation, the potential home buyer has been misled.

A homeowner addressed the board with a valid concern. When he tried to launch his kayak at our beach access he could not because several vehicles were parked at the end of the access road blocking the way. The bottom of the access road in front of the beach is not a parking lot. If you wish to use the beach, park your vehicle behind the "park barriers" located above the beach. Do not block the beach access. Much was said about this subject and the board will follow up with specific signs to manage parking.

Several green street signs are missing in our community. A homeowner wanted to know how to go about replacing them. The contact for replacing signs is the Planning Department of Craven County at (252)636-6618.

The next executive board meeting is on October 5th at 6:00 PM

The next monthly community meeting is on October 19th at 7:00 PM.