

4 January 2022

The HOA executive board meeting started at 6:00 P.M. All board members were present except Karen Fernandez. Our treasurer, JoAnne, was also briefly in attendance to discuss billing and payments.

The board meeting started with our president informing the board members that the legal collection of HOA dues through our lawyer for 133 Secretariat drive is now closed. Mr. Sprague has paid all his dues in full. Thank you.

A motion was made, a vote taken, and the motion passed to start immediate legal proceedings against the homeowners David and Rebecca Coughenour of 137 Secretariat drive. The HOA dues on this property have not been paid in over four years.

Congratulations to the second annual Christmas lights and decorations contest winners, \$225 in prize money was given out. The first-place winner was 200 Cherry branch Drive, second place winner 104 Seattle Slew, and third-place winner 104 Christiana Court. Our president also mentioned people contacted him asking questions about judging the homes and the criteria of how a winner is chosen. There were many participants and excellent Christmas decorations throughout our community this year. We thank everyone for doing such an outstanding job with beautiful lights, blow-ups, figures, and decorations. Next year will be even bigger and better!

As a reminder, from January 15 through February 15, the clubhouse will be closed for repairs. This will include new roof shingles on all three buildings, siding, and laminate flooring put down in the two office storage rooms of the clubhouse. We are sorry for the inconvenience. No one will be able to rent the facilities during this time.

There was also more discussion about the horse barn, the contract for the horse owners, repairs that need to be performed, evacuation procedures during a hurricane, and other things that we can do to encourage management. Our vice president read the "horse barn contract" to the board members for review to better understand barn management responsibilities. A horse barn meeting was scheduled for Thursday, January 6, at 6:00 P.M. at the clubhouse for the horse barn managers, horse owners, and board members to discuss improvements.

It was noted that we are still waiting for Havelock Pool and spa to set a date to replace our filters for our swimming pools.

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Also, we are still waiting for DOT to respond, confident that all the paperwork was correctly submitted, and the roads will be inspected soon so they can be turned over to the state.

A wireless camera will be installed after the pool house's roofing and siding is complete. Also, sometime in March, our vice president will use a special drill to make a hole in the pool house cinder block's sidewall so that water can evacuate properly, preventing flooding the floor.

There was a discussion about pool monitors, and we were informed that all pool monitors are "contractors." As a result, all pool monitor contractors will be issued a 1099 form.

Thank you, Dave, and Glenn, for installing LED lights and a solar light at various entrances. Solar light was recently installed at Jacqueline Drive for \$136. We hope to minimize some electrical costs and save our community money.

Finally, there was a discussion about the pros and cons of installing a vending machine in the pool area, more cons than pros! More research on the subject needs to be done—more info to follow.

As a reminder, our closed executive board meetings on the first Tuesday of every month will now meet at 5:00 PM so that Karen Fernandez can consistently attend; we need her input.

The next executive board meeting will be Thursday, January 20 at 6:00 P.M. Our next community board meeting will start at 7:00 P.M. on the same date.

Additional meeting minutes:

On Friday, January 7, a brief executive board meeting at 4:00 PM at the clubhouse. All board members were present. A motion was made, a vote taken, and the vote passed to update our current horse barn evacuation policy to read: "When a mandatory evacuation is issued by Craven County due to inclement weather or other emergency, the Cherry Branch HOA, HIGHLY recommends the horse(s) be evacuated from the premises."

It was also noted, the HOA board will oversee the horse barn waiting list. And we will only have seven horses at the barn at this time.

A motion was made, a vote taken, and the motion pass, to leave our HOA dues at the current rate of \$270 a year.