

## Minutes of January 16, 2023 meeting

The Executive HOA board meeting started at 6:02 PM, on January 19, 2023. All board members were present, except Jon Leonard, Bryan Paul, and Allen Mason. Our Treasurer, JoAnne Radicella was also in attendance.

Our president called the meeting to order. The meeting started with the important topic of choosing people for a nominating committee, with a board member overseeing the process to begin vetting potential new board members for June 2023. Our Vice-President will become the nominating committee board supervisor. The Cherry Branch HOA will have vacancies with approximately four new positions available. Our current board members are committed to finding homeowners in our community that would like to help, lead, work and serve on the board. If you are interested and want to learn more about getting involved in serving our beautiful community, please ask an HOA board member.

Attention Cherry Branch Homeowners: Your community meeting is on the 3rd Thursday of every month, 7:00 PM, at the Clubhouse. Please mark your calendars and consider attending these important meetings about our neighborhood and what's happening! Many are busy and forget, especially if the meeting is not posted on the sign. The board will purchase a designated sign, as a reminder, confident attendance will increase at our meetings.

Properly maintaining one's ditches on their property is a critical and necessary responsibility of all homeowners and renters in Cherry Branch. Trees, tall grass, sediment, bushes, leaves, dirt and debris that has built up in the culvert, trash, and other items can quickly block thus preventing proper drainage and water flow after heavy rain. Regular ditch maintenance will also help to minimize flooding and water settling in some low-lying areas. Some of the property lines have been established and surveyed. Our president, will work, and help to oversee some of the ditches and easements that need to be cleaned up between Estelle Court and Cherry branch Creek, also Marie Court and Jacqueline Drive.

Homeowners are reminded according to our covenants, if you want to put a shed on your property, the color of the shed should be roughly the same color as your house. Our covenants state, " no building, fence, wall, or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made

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until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location and land use consistent with these covenants, in relation to surrounding structures..." Homeowners are required to contact the Architectural committee before building or modification of property.

It was noted, the 3-year term of the landscaping and lawn maintenance contract, serving our Cherry Branch community for 2023 is up, and will be open for rebidding. The president and vice president will preview the contract, and edit or modify the work responsibilities and timelines for compensation.

The Cherry Branch Spring Yard Sale will be Saturday, April 29, 2023. Also, our vice president noted, the Habitat for Humanity truck should be scheduled for the week after the yard sale. The truck is usually parked at the Clubhouse and people can drop off furniture, bikes, clothes, and other misc stuff in good condition.

Our president stated, he will eventually draft a letter to follow up on an important previously canceled meeting. The CIM or Community Information Meeting is for the benefit and awareness of the Cherry Branch residents. It is unknown if any political leader will attend

Our President and Vice President will soon attend the local County Commissioners' meeting. They will try to get the ball rolling again on a Sheriff's sub-station in our area as response times for law enforcement are too high for this area.

Our annual Community Meeting and BBQ will be at our Clubhouse, Saturday, June 3, 2023.

### **Community Meeting**

Our president welcomed the Homeowners. He summarized the highlights of the HOA meeting, including rebidding of the Lawn Maintenance and Landscaping contract, CIM meeting, nominating committee and the need for new board members, a shed is the same color as a home when put up, etc.

We are all interested in peace and safety in our community. Our president oversees the Neighborhood Watch Program in the area and is looking for volunteers to help in this noble effort.

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If you would like to help and serve, please contact a board member to get started.

We are thankful for our current board members and their service, work, and dedication to our community. A lot of good has been done and much accomplished. A homeowner spoke up during the community meeting, encouraging all of us to continue spreading the word and better communicate the fact that, we need new volunteers and board members. It was even stated, by another, that if an outside agency "took over" because we did not have enough board members, our current \$270 annual HOA dues would easily quadruple in price!

There was much discussion on the best and safest way to collect HOA dues from homeowners. Most people pay by checks, cash, or credit cards.

Our treasurer will mail out the Dues/Annual Meeting Packet, in March, one month earlier, to allow more time for homeowners to budget and pay their HOA dues for 2023.

The major expense and contracted work on our big pool for maintenance and marble dusting will begin in February through March depending on the weather.

Homeowners are again purposely reminded, don't let your dogs run around our community! And, if you are walking your dog, please make sure it's on a leash. Some board members are getting frequent complaints about loose dogs roaming and intimidating residents.

The next Executive HOA meeting is Tuesday, February 7, 2023, at 6:00 PM.

The next community meeting is Thursday, February 16, at 7:00 PM.