

## Meeting Minutes of 15 Sep 2022

The HOA Executive board meeting started at 6:00 PM. All board members were present except Alan Mason and Bryan Paul. Our Treasurer was also in attendance.

Our President called our meeting to order. The President stated he contacted the District Attorney's Office and the County Magistrate about Golf Carts and ATVs operated by minors. The Magistrate stated that since it is a traffic violation. Unlike other states; in North Carolina, it is only the Sherriff's Office, or the Highway Patrol that can swear out a warrant or ticket. The alternative is to contact Child Protective Services (CPS). Our Vice President discussing a plastic weather-resistant storage shed that sells for \$500. Board members have been researching a suitable shed to safely store some of the HOA's equipment. This may be a good alternative until we purchase a larger, more permanent shed to store miscellaneous HOA property.

Several factors could contribute to the problem: moisture, poor air circulation, age, poor paint quality, or simply long-term exposure to certain chemicals. But our President mentioned that our well pump in the pool house is rusting. So it will have to be maintained sooner or later.

Many thanks to our Vice President and Barn Manager for the work performed at the horse barn to clean and wash the extensive fencing that surrounds the horse barn. It looks so much better.

To provide an HOA-owned lawn mower to cut grass at the horse barn and, if necessary other HOA property, a motion was made to purchase a \$400 riding mower from a homeowner. A vote was taken, and the motion passed.

Once again, a board member asked about increasing the size of our parking lot in front of the clubhouse to accommodate the increased car traffic better. Doing so would provide a service for the community, but trees would have to be cut down, part of the center island removed, more blacktop put down, and lines painted. Parking is limited and more research is needed to ensure our sewer repair area will not interfere if we move forward.

We have a reasonably new insurance company overseeing our Cherry Branch HOA properties, including the horse barn. Unfortunately, our insurance does not cover minors at the horse barn if one were injured. Therefore, continuing safety

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protocol, a proactive barn rule was made stating: No minors are allowed at the horse barn unless an adult accompanies them.

Our President called the ditch contractor that cleans out our ditch at the back end of Quarter Horse Run. He will also look at the partially clogged pipe on Dory Court, which also needs cleaning. The ditch that runs from Jacqueline drive to Estelle Court must also be cleaned out.

Our pool managers are still working hard to secure reasonable estimates for marble dusting our big pool and buying a pool cover, all of which will cost between \$70-\$80,000.

There was some discussion about chickens in our neighborhood. People are reminded that farm animals are not allowed in our community. It is against our covenants.

### Community meeting

Our President spoke to the community residents by informing the well-attended meeting about our important upcoming Community Information Meeting (CIM) on Wednesday, October 12, 2022, at 6:00 PM. Our County Commissioner, State police, Sheriff, environmental, and someone from the planning board will be in attendance to address the homeowners.

Our swimming pool will be closed for the summer season Sunday, September 18, 2022.

Our President reiterated to the homeowners the horse barn's rule: No minors are allowed at the barn without adult supervision.

Our Vice President spoke to everyone about the challenge and delicate balance of being a board member, which requires many hours of volunteer service and the need to spend time with family. It is a sacrifice, especially working full-time, being a board member, and trying to raise a family. One of the homeowners spoke up and said, "we appreciate all the work and time you all spend dedicated to helping our community; we appreciate you!"

A homeowner mentioned that the crate myrtle trees (growing on the island area near the entrance sign of Cherry Branch Drive) are getting too tall and need to be trimmed back. Another homeowner mentioned that if they are cut back, it must be done in the springtime, or they may die.

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A homeowner mentioned the previously clogged ditch under Highway 306, where a beaver had made a dam to prevent proper water from flowing. Several months ago, a board member contacted DOT, and someone came out and took care of the problem. The water seems to be flowing better now. Our vice president noted that there are several areas in our community, including the ditch that goes under the road on highway 306 marked with a "blue line" on GIS mapping, restricting any modifications to the ditch area. And that the blue line marking the ditches is a protective waterway, usually belonging to the county. The contact person for more information working at County Natural Resources is Brody Brown.

Our Vice President shared with the community that several HOA board member positions will expire in 2023. The term of their service will be up; however, they can be voted in to continue their labor of service in our community, but new board members will be needed. One of the homeowners and a previous board member said he would be willing to help with the research committee.

The board would like to thank all those volunteers that showed up to help pick up trash along Highway 306 for "Highway Cleanup." If you would like to help, all are welcome. We meet at 9:00 AM at the clubhouse on the third Saturday of each month. Thank- you!

Our annual fall Yard Sale will be Saturday, October 1, 2022, from 7:00 AM to 2:00 PM.

The next HOA Executive board meeting will be Tuesday, October 4, 2022, at 6:00 PM.

The community information meeting is at the clubhouse on Wednesday, October 12, 2022, at 6:00 PM.

The next "regular" community meeting will be Thursday, October 20, 2022, at 7:00 PM.