

## Executive Meeting

5 July 2022

The HOA Executive Board meeting commenced at 5:00 PM. All board members were present except, Jon Leonard. Our treasurer Jo Ann Radicella, and pool managers Mary Jo and Jen were also present.

The meeting started with Mary Joe and Jen providing current updates on the 2022 pool season by addressing the board with progress, questions, and concerns. The installation of the new pool pumps has made the pool filtration system much more efficient, and as a result, there is less consumption of chlorine. Also, water is finally draining properly from the backwash repair, minimizing pooling in the pump house. Several members of our community have commented to our pool managers how nice the new vinyl siding looks, which was recently replaced at the pool bathroom, pumphouse, and clubhouse.

Concerns: The suction drain in the bottom of the big pool is clogged and obstructed. The suction cover is loose and needs replacement. A motion was made to immediately lock the pool suction valve and contact Havelock Pool and Spa so they can repair the drain cover and clean and flush the clogged suction piping. A vote was taken, and the motion passed. One of the pool bathroom door stalls was repeatably damaged and needed new hinges. Someone was hanging/swinging on the door causing the damage.

The board is saving funds by planning to have our big pool marble dusted soon. However, it was also noted some areas of the small pool show signs of flaking and paint deterioration. Therefore, the small pool will require painting on the steps. The big pool cover needs replaced. It has deteriorated to a point it no longer works as a cover.

A pool manager asked if a community event can be held at the pool, such as a movie night, and also invite "guests" living outside our community. If guests are accompanied by a Cherry Branch resident. Guests may attend. The responsible Cherry Branch organizer/resident of such an event must be willing to delegate or oversee and help regulate the care of the pool premises during the event and clean up after.

There was much discussion about pool bands and pool use, again! Everything from kids bringing permission slips, to kids under 16 bringing their siblings, to people outside the community(guests) using the pool without the homeowner present, to our neighbors from the King Creek subdivision allegedly not knowing the Cherry Branch pool is for Cherry Branch residence

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and their guests, only! This issue of "not knowing" is a reoccurring problem every year. Now, our new insurance company has stepped in and stated, that they will only insure our pool and community residents that live in Cherry Branch! A board member mentioned the homeowners at the King Creek subdivision may not be aware of this Insurance stipulation. Therefore, more communication needs to be presented, so King Creek homeowners will know the restrictions.

It was mentioned that some residents who rent the clubhouse are not cleaning up after their party. The contract they sign before renting the clubhouse clearly states, that it is their responsibility to clean and take out the garbage left behind. The board may need to take additional steps to hold accountable those who rent the clubhouse and do not properly clean up their garbage.

Pool managers are looking into the possibility of providing snacks and beverages at the pool for a small fee. Proceeds will be used for amenities at the pool, such as lounge chairs.

Our president informed the board "it will take a little longer before our roads are turned over to the state. There is more paperwork that needs to be followed up on by the county. We have done our part and are simply waiting for the final DOT approval.

It was noted that a property owner at the end of Quarter Horse was asking for their ditch to be cleaned again. The ditch is located on the right side of the cul-de-sac.

The horse barn managers have stepped down. We are currently looking for a new horse barn manager. The president and vice president met with the managers at the horse barn to discuss some of the concerns and problems that horse owners were having.

A motion was made to accept the estimate from Ken Randolph painters to paint lines on the basketball court and to paint Pickleball lines on the tennis court, for \$1500. It was decided to get more information on the estimate for paving over a large dip in the area in front of the clubhouse and for sealing the road in the common area

In response to the suggestions made by a homeowner at our June annual meeting to our vice president about a possible sewer line and a bike path, a meeting date has been set. Our County Commissioner, Theron McCabe, and staff on the Craven County

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Planning board will meet with board members Tuesday, July 12, 2022, at 6:30, at the clubhouse. It will allow us to ask questions and find out what the options are.

Our next HOA Executive board meeting is Thursday, July 21, 2022, at 6:00 PM.

Our next community meeting will be Thursday, July 21, 2022, at 7:00 PM.