

## Meeting Minutes of 16 March 2023

The HOA Executive Board meeting started at 6:00 PM. All board members were present except Bryan Paul. Our Treasurer, JoAnne Radicella, was also in attendance.

Our President called the meeting to order. The meeting started with a board member asking how the informational question/answer meeting went, with several community members interested in possibly becoming new board members. Our Vice President responded that the meeting went well, with interested individuals willing to run for the open Board positions.

Although we are nine months away from Christmas, there was discussion on how the Board can help provide a better format when driving around our community and judging the winners of our annual Christmas Decoration Contest. So many homeowners invest a lot of time, money, and work into decorating during this extraordinary time of year

Every spring, potholes begin to emerge, creating hazards on our streets. The Board has worked hard in repairing our roads and turning them over to the state. But, as a reminder, if there are potholes on your street, DOT will fill them. Homeowners are encouraged to visit our HOA website, go to the bottom of the Board Members page, click/tap on the "ncdot" hyperlink, and fill out the form.

Our Vice President read a draft letter to the Board members. The Board will send the letter to the homeowner of chickens running around the streets on White Horse Run. The HOA is seeking reimbursement for legal fees.

Our President reminded the Board that he is now on the Architectural Committee. Therefore, there is a need for the committee to meet and discuss past and future compliance by following county regulations and covenants.

A homeowner in our community contacted our President. They were concerned about a shed on their neighbor's property that was too close to her property line. Homeowners are reminded that there are county regulations for the proper placement of sheds. That is why you must contact someone on the Architectural Committee before building or erecting a shed to ensure you are within county regulations.

In addition to valuable finance skills, our Treasurer assists the board members by helping organize our essential Annual

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Picnic, which is Saturday, June 3, 2023, at 11:00 am. Working together, all volunteers bring something ice, tablecloths, napkins, coolers, drinks, set up chairs, tables, and our tents, while homeowners bring a side dish or dessert. Also, we all greatly applaud our very own tasty Mr. Curly's Barbecue for meats, hush puppies, and coleslaw.

Our HOA turned over all roads in our Cherry Branch community to the state except for Dory Court. DOT did not accept Dory Court

The traffic has increased, going in and out of King Creek. In addition to the vehicles of new homeowners, dump trucks, and other commercial vehicles, the one entrance and exit road is taking a pounding. Hopefully, the road will continue to hold up over time. Also, as a reminder, the King Creek development is not part of our Cherry Branch subdivision. They have their own HOA, and homeowners pay dues to King Creek.

### Community Meeting

The well-attended meeting started with our President stating that a community homeowner will try to manage and "restart" the Neighborhood Watch Program.

Our Vice President shared with the community that at any time they can look on our cherry branch HOA website to find information about how monies are spent on improving and maintaining our community.

A homeowner asked about upcoming projects the Board is working on this year. Our President showed him improvements on our priority list on our website. Also, our Vice President reviewed some of the work the HOA board has accomplished since the last annual Picnic.

The Vice President stated that the HOA used to rent tents for our annual meeting. However, to save money, the HOA purchased our tents. A homeowner wanted to know if the HOA tent was available for homeowners to rent. A previous board member mentioned that homeowners should use their tent or canopy or find one they can rent. The HOA board has never considered renting our tent to homeowners.

Our President mentioned we are looking for homeowners to volunteer to fill four, maybe five, board positions available in June. A homeowner was interested and asked, "how far along have

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we come in getting new board members?" Our Vice President responded that we were still looking and asked if she wanted to become a new board member. She was willing to step up and volunteer to serve as a possible board member; we are thankful.

Reminder: Our Spring community yard sale is Saturday, April 29, 2023, from 7:00 a.m. to 12:00 noon; the rain date is Sunday, April 30.

The next Community meeting is Thursday, April 20, 2023, at 7:00 PM at the clubhouse.