

22 Oct 2020

Closed Board Meeting commenced at 6 pm sharp, all Board members were present.

The Meeting started out with the President (Bill) discussing all his tasks to complete from the previous meeting. He briefed the board on the outcome of the conversations with the new lawyer, the Insurance company, residents, Treasurer and Mr. Frank Radicella. Since Mr. and Mrs. Radicella have sold their home he will no longer be on the Architectural committee. We Thanked Frank for his OUTSTANDING service to Cherry Branch. He wore many hats (to include President) while serving this community.

Bill also brought up that in the conversation with the Treasure she stated she had received a check from a lawyer who had sold a home to a new Kings Creek resident. The check was for \$270 stating for 2021 pool use. As a board we do not do business like this. Every year in mid January for the last several years we have decided after looking over the pervious years budget what the next years dues would be set at. We then decide whether or not to let King Creek buy membership to the pool only, and what that would cost. King Creek developers should not be using our amenities to sell their homes and there is Never been any guarantee to use our amenities. With this said, a motion was made, seconded and the motion passed to continue on with business as usual and not accept the check. Bill will mail the check back to the lawyer who sent it with a letter explaining what was stated above.

Karen made a motion, after a discussion and some background information was presented, to let April Silvia reserve two stalls at a reduced rate until the horses she is buying can move in. The reduced rate will end in six months or if the HOA receives a request for the space from a Cherry Branch home owner who has horses ready to move in immediatly. If the HOA receives a request from a home owner Ms. Silvia will be given the option first to start paying full price for the two stalls until her horses arrive or loss them to the other resident requesting the space. The motion passed, Karen will inform Ms. Silvia of the board's decision.

Open board meeting commenced at 7pm, we had 11 residents and all board members present.

Meeting was started with Secretary reading meeting minutes for our last board meeting of 8 Oct 2020. After, Glen Hale went on to clarify the burning of debris that was in the reading of the minutes. Clarified when a permit is needed and should be obtained from the fire department.

Bill then explained the priority listing the board uses to keep all our projects straight. He then read and explained a little for each open item. He then proceeded to read the last item which lead to Mr. Frank Radicella briefing us all on our road project.

Mr. Radicella explained where we are in the process of turning over the remaining roads to the state for them to maintain. He explained starting tomorrow(23 Oct) that our contractor, Mr. Billy Miller will start making improvements on our non-state maintain roads so we can turn them over to the state. If you see construction/maintenance being done on the roads please be considerate and if asked to move a vehicle or something, please comply.

Floor was opened for new business:

Karen Davis brought up the need to get the nominating committee going for the next election of board members in the summer. She volunteered to lead the committee.

Karen Davis asked to use the clubhouse for an Annual Craft Vendor Fair set for Saturday Dec. 5th. A motion was made and passed as long as it complies with COVID-19 rules and regulations.

Mary Jo Hale recommended more signage around our community, especially a dead end sign toward the clubhouse. Also more speed limit signs to remind people speed limit in Cherry Branch is 25mph. She also brought up the issue with King Creek construction vehicles using our neighborhood as a cut through and then getting lost. It was suggested that they go down to Cherry Branch road off of Ferry road and take the direct route. Bill will call developer of King Creek and make this suggestion.

Next open board meeting should be 19th Nov as long as COVID-19 doesn't throw us another curve ball.

No further business was brought up and meeting was adjourned at 7:51 pm.