

Cherry Branch Annual HOA Meeting and Luncheon

May30th, 2026

All standing members of the board were present

The meeting was started at 11am by the HOA President Allen Mason asking if there was a member from the attendees that wanted to meet the need of volunteering to be on the board, as one was needed due to the Secretary leaving. There were no volunteers, but we did already have 2 people reach out beforehand. Those being Robert Rose and Josh Langley. The members present voted and Josh Langley became the new board member. The meeting then proceeded with highlights and completions of the past year and what is to come.

What was accomplished from last June 2025 till this May 2026

- New chairs and Tables for the clubhouse
- Concrete and lights fixed for the big pool
- Wiring redone for the small pool shed
- New pool pump that is on back order (caused problems for years)
- All buildings and concrete power washed
- New basketball goals ordered due to one being broke
- CPO hired to maintain pool and maintenance (Carolina Pools)
- Large playground removed due to being unsafe
- Added large dumpster for clubhouse rental trash

Pool

- NO GLASS whatsoever inside the gate of the pool, this is State Law and if the pool has to be shut down due to broken glass then you will be held liable for all damages.
- Under no circumstances are you to give your pool code to anyone not in your household. If you do and get caught, then it will be a two week ban to start.
- Every issue or complaint will be reviewed on a case-by-case basis

Barn

- Retaining wall and French drains to help with all the wet areas that cause issues to the horses hooves
- Replaced fence in the arena
- Loads of dirt to level off low places

Beach

- Gate is keeping the unwanted nonmembers out
- Need to stop digging pits and campfires on the Ferry Divisions property
- No gas power vehicles allowed on the beach

Landscaping

- New Landscape company hired, Garner Landscaping
- Removed trees and bushes in front of clubhouse
- Trimmed trees around parking lot to allow 911 vehicles
- Plans to rework medians where signs are in the future

Concerns from the members present

- Keeping the website updated including financials
- Price of the new contract for the poles
- Dumpster being an eye sore
- Timeline on the big pool being opened
- New playground plans

In closing the board just wanted to thank everyone for coming and for Taylor and Sons for providing the food. Also to remember to say something if you see anything wrong in the neighborhood whether it needs to be fixed or someone not following the guidelines set. There is a chat option on the website that 100% anonymous for any concerns, that comes straight to a board member.