

Cherry Branch HOA meeting – August 4, 2026

Attendees: Lee Miller, Josh Langley, Kathy Stalls, Shannon Brenneman, Joanne Radicella (non-board member, Treasurer), MacKenzie Thureau (non-board member, clubhouse)

Absent: Eric Vannortwick

Priority Business:

- Lawn Care Contract – Contract only addresses the clubhouse property. Contract should include all HOA property. This will be revised within next couple of months and discussed with Lawn Care Company.
- Pool Maintenance – Josh will be scheduling a meeting with company and Board to address concerns of pool maintenance on pool deck, discuss details of current contract, timers on pools and lights, and the Off Season contract. To be scheduled within next couple of weeks.
- Financials reviewed with Joanne Radicella, treasurer, during meeting.
- Letters have been mailed out to all property owners in violation of overgrown bushes, overgrown grass and junky yards. If not improved within 30 days, a certified letter will be sent to the property owner. After 60 days, if no improvements, a fine of \$100 per month will be charged until violation is cleared.
- All HOA accounts will be assigned to a generic HOA email that MacKenzie will create for the board. No HOA account will be placed in one person's name.
- Plumbing issues – Received one quote which includes HOA digging the trenches. Will plan to move forward once the county has run the lines. Will also obtain quote to fix plumbing issue at the barn.
- Locks- Will be buying all new locks for the clubhouse and pools. Once installed, will have locksmith key to be one master lock. Will not have door locks on the large pool bathrooms due to bathrooms getting locked and no one available to unlock.
- Thermostat in clubhouse is now locked. Renters will not be able to adjust.
- Will be obtaining information and quotes for new camera system for pools, barn and beach.

- Unanimous vote to sell pool equipment that is no longer being used. After shed is unlocked, and if not needed, will plan to sell shed.
- Looking into simpler platform for 3rd party credit card use.
- Beach Access is washing out and needs grading. Board to attempt to fix drainage issues while having the mini excavator rental.
- AC system has been serviced
- New contract with pest control has been established.
- Lee to check on status of the basketball back boards that were on back order.
- Unanimous vote to increase yearly salary for Treasurer, Joanne Radicella and clubhouse position, MacKenzie Thureau to \$2400.00 annually.
- Unanimous vote to purchase GaGa ball pit with rubber mat for older children and teenagers in the neighborhood. First couple of balls will be ordered. Once they are gone, kids will be responsible for bringing their own balls.
- Joanne, treasurer to contact Spectrum to switch account over from Allen Mason to HOA.

Future Items:

- Suggestion of an outdoor Pavillion will be reviewed next year.
- Next Community meeting scheduled for August 20, 2026.
- Fall Yard Sale scheduled for September 26, 2026 with rain date on Sunday, September 27, 2026 (7am – 1pm)
- Speaking with Robert North to organize another DJ day at the pool.
- Discussion with no decision to possibly have clubhouse renters pay a cleaning deposit fee which would be refundable. To be discussed again at future meeting.