

HOA Board Meeting
June 17th, 2025

Community Meeting - August 21st, at 7 PM

Hearing for Michelle Angera:

- Amber Hughes, Attorney, presided
- The board convened for a hearing regarding Michelle Angera, whose horse remains on her father's property which violates the covenants.
- We are met under statute 47f- 3-107.1.
- Homeowner Andrea Angera in violation of Cherry Branch HOA covenant Art. 6, sect 8 as of June 16th.
- Letter of violation sent in January, 2025.
- The homeowner was given ample notice of the hearing, but were not present at the hearing.
- Michelle Andrea contacted the HOA attorney on May 7th, about a house closing that would resolve the issue. This did not come to pass.
- The board voted unanimously to the violation.
- They will receive notice of the outcome of this hearing.
- A fine up to \$100.00 per day after 5 days after the hearing is permissible by law. As of Wednesday, June 25th, this will go into effect.
- Voted affirmative for \$100. Per day fine beginning on June 25th.
- If not paid, a lien can be placed on the house.
- All notices have been sent to Andrea Angera, the homeowner, not Michelle herself.

Welcome Kristina Ben Sadir!

- Kristina and Kathy Jo Stalls will share the club management responsibilities.
- Kathy Jo will serve as the secretary

Projects:

- The board is actively pursuing estimates to replace the playground.
- The Clubhouse septic to be pumped - Shannon will make the appointment
- Investigate converting pools to salt - more cost effective in the long run
- Quarterly deep cleaning June 25th.