

Cabin Branch Forest BOD meeting

**Location:** Sterling Library

**Date and Time:** Wednesday January 18th, 6:00 – 8:00 PM

**Attendance:**

**Gina Carey**  
**Thomas Vestal**  
**Becky Schafer**  
**Jason Yard**  
**Jim Clute**

**Meeting start – 6:05 am**

Time set aside from homeowner walk up issues – no homeowner walkup issues

Review of previous meeting minutes – Done

Board Business

- Confirmed the shed vote per the community survey – language to be included in the protective covenants
- Board vote took place by email on December 10<sup>th</sup> 2022

Treasures Report –

- Dues are complete for 2022
- Dues notices are going out for 2023
- We have included an option to pay via Zelle
  - Payments will be made to the board email address and are to include house address in the memo field if using this service
  - If using Zelle please forward confirmation email to the board email
  - Payments may be mailed in as in previous years
- Full year payments to be \$475 if paid in six-month installments and \$450 if paid for full year
- Looking at grounds maintenance increase for 2023j

ARC rules and covenants

- Sheds to be allowed per the proposal on the website
- Submission of an ARC request is the first step in this process
  - ARC members to inspect location of proposed shed prior to permitting etc...

Common Area Maintenance and Upkeep

- Fencing on the common lot around the culvert needs to be power washed and stained
- Dead trees along bike path are targeted for removal - Including the tree on the lot at the bend in the main run at the base of the hill

- Boarder of the playground needs to be repaired in two sections. – Jim has the sections we just need a warm day to do replacement
- Jason and a few community members replaced some of the boards on the play structure in the tot lot and hammered the stakes for the boarder in

Trash:

- No updates on trash.

Open Forum:

- No additional items to be addressed

Next Meeting:

- Annual HOA Meeting – Wednesday March 15th – Cascades Library - 7pm to 9pm

Adjournment:

- 6:45 pm