

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF OCTOBER 8, 2024**

1. CALL TO ORDER:

The meeting was called to order by J. Dellinger October 8, 2024, at 9:30 AM in the 3 Cherry Way Community Center. J. Dellinger informed the group that the meeting was being recorded to ensure quality and accuracy in our minutes.

2. ROLL CALL:

A roll call was taken of the Board of Director members by M. Barnes, Recording Secretary. As indicated below, there were four directors in attendance, a quorum.

<u>OFFICE</u>	<u>OFFICER</u>	<u>ATTENDANCE</u>
President	Tony Smith	No
Vice President	Jim Dellinger	Yes
Treasurer	Karry Brockman	Yes
Recording Secretary	Marge Barnes	Yes
Corresponding Secretary	Cindy Dubac	Yes

3. AGENDA APPROVAL:

A. C. Dubac/K. Brockman: Motion to approve the meeting agenda (with additions or deletions)

1. Added Item 6H. Passed, unanimously.

4. APPROVE MINUTES:

A. K. Brockman/M. Barnes: Motion to approve the September 10, 2024, 3CW Standard BOD Meeting Minutes. Passed, unanimously.

5. OLD BUSINESS:

A. Receive and file Resolution without a Meeting for the 3 Cherry Way HOA to replace selected bushes in the community beginning with Royal Anne, Sweet Cherry, and Clubhouse areas of the community according to the Landscape Plan furnished to the BOD by the Landscape Ad hoc Committee at a cost not to exceed \$10,000.00. **Replacement bushes are on order. The ACC is going around the area to be planted and marking where the shrubs will be planted and then they will contact the locate people to mark for utilities.**

6. NEW BUSINESS:

A. C. Dubac/K. Brockman: Receive and file Resolution without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage, 7804 Commerce Dr., Denver, NC 28037 to repair the drainage at the end of Lambert Ct. for a cost not to exceed \$44,000.00. Passed, unanimously.

B. C. Dubac/K. Brockman: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to fix the sloped area between Rynbrandt Dr. and Sylvia Ct. using terraces to hold mulch, with volunteers doing the repair at a cost not to exceed \$500.00. Passed, unanimously.

C. K. Brockman/M. Barnes: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to repair a drainage issue at 2212 Skeena Cherry Ct. using community volunteers at a cost not to exceed \$400.00. Passed, unanimously.

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- D. K. Brockman/C. Dubac: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with AquaTech Pool Management Group, Charlotte, NC to replace two (2) underwater lights and seals and two (2) underwater fixtures at a cost not to exceed \$3200.00. Passed, unanimously.
- E. M. Barnes/C. Dubac: Review and approve Residential Rental Contract for 8240 Symphony Ct. Passed, unanimously.
- F. C. Dubac/K. Brockman: Review and approve the Community Center Clubhouse Reservation Form and Use Agreement for Events with Member Guests Only. Passed, unanimously.
- G. K. Brockman/C. Dubac: Review and approve the Community Clubhouse Rental Form and Use Agreement for Events for Non-Member Guests. Passed, unanimously.
- H. K. Brockman/C. Dubac: Approve investing \$250,000.00 with S. A. Stone Wealth Management in Merrick Bank Corp CD yielding 3.5% monthly and maturing April 10, 2029. Passed, unanimously.

7. TREASURERS REPORT: (K. Brockman)

- A. M. Barnes/C. Dubac: Receive and file Superior Mgt. August 2024 financials documents. Passed, unanimously.
- B. K. Brockman, Treasurer: Reviewed the summary report of the Superior August 2024 financial report , briefly explaining the current status of 3CW's financials.

8. ACC STATUS REPORT:

- A. Melanie Mellenthien:
1. Thanked everyone for using the landscaping change form to request changes or to have a crepe myrtle removed. It is easier to track.
 2. Explained the process going forward on the planting of shrubs for Phase 1 of the landscaping changes in the community.
- B. Pat Mercier:
1. After all of the planting is done, we will come back and remove the flags.
 2. The new shrubs will be watered about once a week if it doesn't rain.

9. OFFICERS' STATUS REPORTS:

- A. T. Smith, President:
- B. J. Dellinger, Vice-President:
1. People are upset by the height of the grass. The reason the grass is not being cut is because they have just aerated and seeded, and their mowers will pick up the seed before it has had time to germinate.
- C. K. Brockman, Treasurer:
- D. C. Dubac, Corresponding/Record Retention Secretary:
1. We will be having a Budget Open Forum to share the 2025 budget on November 1, 2024, at 1:00 pm in the Clubhouse.
 2. Superior has the meeting package for the November 14, 2024, General Membership Meeting, and you should be receiving them within the next 10 days.

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E. M. Barnes, Recording Secretary:

10. RESIDENTS COMMENTS/Q & A:

A. Susie Williams, 8891 Sweet Cherry Ln.

1. I submitted a request to have the crepe myrtle removed and a bush and have not received any answer. *ACC Comment:* No request has been seen.
2. Mulch is washing into the grass.
3. Don't want new shrubs put by my front door. *ACC Comment:* Your home is not scheduled for new bushes.

B. Dan Okoniewski, 2228 Cashmere Ct.,

1. *Comment:* The \$44,000.00 for the drainage problem is only a small portion of what is to come.
2. *Comment:* You are leading this community in the wrong direction. Your intentions are good, but results are terrible. ***Board Comment: This statement is misleading and not supported with details. The current Board has and will continue to operate in accordance with HOA's Governing Documents and the approved budget.***
3. *Comment:* The Reserve Study is approximately short about a ½ million dollars of what it needs. ***Board Comment: No basis for this statement.***
4. *Comment:* When the time comes to fix roofs and other things in this community, you will see a much bigger number than the \$44,000.00. ***Board Comment: which is why our reserve funds are being maintained at a high level.***
5. *Comment:* Last year the BOD said we did not need to raise the dues for 2024.
6. *Comment:* We need to know where the extra money came from for the drainage project. ***Board Comment: Money came from our operating funds, which always carry some surplus for unexpected issues.***

C. Judy Okoniewski, 2228 Cashmere Ct.,

1. *Question:* For the ACC, is anyone getting special treatment? I know it is happening. *ACC Comment:* Give me an example. *J. Okoniewski:* I am not giving names.

11. ADJOURNMENT: C. Dubac/K. Brockman: Adjourned the 3CW HOA BOD Meeting October 8, 2024, at 10:10 AM in the 3CW Community Center.