

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF DECEMBER 10, 2024**

1. CALL TO ORDER:

The meeting was called to order by J. Dellinger December 10, 2024, at 9:30 AM in the 3 Cherry Way Community Center.

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 (4) 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).

4. APPROVE MINUTES:

A. M. Barnes/C. Dubac: Motion to approve the November 12, 2024, 3CW Standard BOD Meeting Minutes. Passed, unanimously.

B. C. Dubac/K. Brockman: Motion to approve the November 14, 2024, General Membership Meeting Minutes. Passed, unanimously.

5. OLD BUSINESS:

A. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into contractual agreement with B. P. Drainage, Inc., 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. **Scheduled 11-18-2024 through 11-22-2024. Rescheduled due to workload increase resulting from Hurricane Helene to week of December 2, 2024. The work is underway and should be completed in 2024.**

B. 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 light fixtures at a cost not to exceed \$3,200.00. **Not completed. BOD will follow up with AquaTech for status.**

C. 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. **Schedule pending.**

D. 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. **Schedule pending.**

E. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with Darwood Tree Experts, LLC, 843 Odell School Road, Concord, NC 28034 to remove a tree at 2917 Tieton Ct., and remove 3 downed trees on Surefire Ct. to include stump grinding and removal of debris at a cost not to exceed \$2,700.00. **Completed.**

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- F. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to purchase pea gravel for the perimeter of the pool at a cost not to exceed \$1,000.00. **Schedule pending.**
- G. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to purchase a storage shed to store items from the Clubhouse at a cost not to exceed \$3,000.00. Resolution Without a Meeting amended to authorize 3 Cherry Way HOA to purchase the shed at a cost not to exceed \$6,000.00. **Schedule pending – The shed will be purchased in 2025.**
- H. Receive and file a Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with Mr. Handyman of Mooresville, 121 N. Commercial Dr., Suite C, Mooresville, NC 28115 to put bollards at the end of Vandalay Drive to prevent vehicles from entering the community at a cost not to exceed \$1,700.00. **Completed.**
- 6. NEW BUSINESS:**
- A. C. Dubac/K. Brockman: Receive and file amended Resolution Without a Meeting to authorize 3 Cherry Way HOA to purchase a storage shed to store items from the Clubhouse at a cost not to exceed \$6,000.00. Passed, unanimously.
- B. K. Brockman/C. Dubac: Review and approve the amended 3 Cherry Way HOA Community Clubhouse Reservation Form and Use Agreement for Events with Member Guests Only form. The amendment defines when a written form must be completed to reserve the Clubhouse. Passed, unanimously.
- 7. TREASURERS REPORT:** (K. Brockman)
- A. K. Brockman/C. Dubac: Receive and file Superior Mgt. October 2024 financials documents. Passed, unanimously.
- B. K. Brockman, Treasurer: Reviewed the summary report of the Superior October 2024 financial report, briefly explaining the current status of 3CW's financials.
- 8. ACC STATUS REPORT:**
- A. A question was asked about when the next project will be done for the landscaping. *BOD Comment:* There will be a meeting scheduled with the ACC after Christmas to discuss the next phase for landscaping. There will be bushes put in to replace those that were removed and there will be removal of some bushes as needed.
- 9. OFFICERS' STATUS REPORTS:**
- A. T. Smith, President:
- B. J. Dellinger, Vice-President:
1. Currently, we are negotiating with a landscape company for 2025. As of January 1, 2025, we will have a new landscape company.
 2. I have tried to work with Bean Brothers all year, and they failed to follow their contract.
 3. Bean Brothers has been notified that there will be no further negotiations with them for 2025.
 4. The landscaping contract is close to half of the annual budget. The management of the landscaping is a complex task.

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5. It is difficult to find a contractor that can do the work required and is willing to do the work.
6. Thanked the community for the support you have given this Board.
7. Wished the community a Merry Christmas and a Happy New Year.

C. K. Brockman, Treasurer:

1. As of Monday, there was a balance in the Operating Account of a little under \$37,000.00.
2. The Pre-Reserve Account had a little over \$56,000.00.
3. There is sufficient cash to pay for the Lambert drainage project in 2024.
4. The S. A. Stone account has cash of a little over \$7,000.00. When the interest cash grows to \$10,000.00 it will be moved to the Pre-Reserve Account where it can collect 4% interest.
5. The S. A. Stone account has \$1,207,000.00 in CDs and cash.
 - a) This year we have purchased \$167,000.00 worth of CDs.
 - b) Our goal this year was \$120,000.00 according to the Reserve Study. We have exceeded this Reserve Study requirement.
6. There was a fire inspection done on the Clubhouse recently.
 - a) The three (3) security lights needed new batteries and were replaced.
 - b) One of the fire extinguishers had aged out and we replaced it.
 - c) The Fire Marshall said that the fire extinguishers were mounted 4" to 5" too high.
 - (1) Trying to get that waived.
7. The coupon books for 2025 are on their way via the USPS.
8. Presented a list of improvements to be made for landscaping, drainage and other items that need to be addressed in the coming year.
 - a) Requires input from the community to make the Board aware of issues.

D. C. Dubac, Corresponding/Record Retention Secretary:

1. A reminder regarding the coupon books: If you have an automatic draft coming out of your bank, you have to change the amount for monthly assessments to \$255.00 for the year of 2025.
2. The Rules and Regulations have been rewritten and sitting with the attorney now for review.
 - a) There will be an Open Forum Meeting on the Rules and Regulations on January 9, 2025, at 1:00 pm.
3. Our Architectural Standards and Guidelines as well as the Landscape Standards and Guidelines take effect on January 1, 2025.
 - a) If you have questions regarding the ASG and the LSG, please contact Melanie Mellenthien or Pat Mercier.
4. The Violation Compliance and Enforcement Policy and Procedures as well as the Fees/Fines Schedule have been revised.
 - a) There will be a meeting tomorrow, December 12, 2024, with Laura Marx of Superior Association Management to discuss enforcement.
 - b) This will be shared with the community.

E. M. Barnes, Recording Secretary:

10. RESIDENTS COMMENTS/Q & A:

A. Cathi Jones, 8204 Chelan Ct.

1. *Question:* I think we have inefficient HVAC in the Clubhouse. I have asked before to have ceiling fans installed to make the HVAC more efficient. This would save money overtime.

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2. *BOD Comments:*

- a) This would require a new dedicated circuit for the ceiling fans. Wiring would have to be run across the ceiling for receptacles. It can be done but it would be an expensive project
- b) This is something we will be looking into, and we will get quotes to have it done. It is not in the budget, and we would have to look at it later in the year and see if there will be funds available.

B. Pat Mercier, 8231 Rainier Dr.

1. *Comment:* Just wanted to say thank you to the BOD. Thank you Marge and Cindy for publishing Busy Bees garbage pickup dates for the holiday season.

C. Diane Hendricks, 8507 Van Ct.,

1. *Question:* Concerning the bollards, will the ones installed at the end of Vandalay be the only location for limiting access to the community?
2. *BOD Comment:* The end of Vandalay has been the area where most of the problem we have been experiencing with golf carts and other recreational vehicles have been entering the community. If there is a problem at Symphony and Tieton, we can address that.
3. *Comments:* I want to thank the BOD for everything that you have done and all that you have had to put up with this year. Thank you for being fiduciaries for our money. The BOD does a lot of things that most are unaware of such as installing the new fire extinguisher.

D. Jim Valenti, 2256 Early Robin Dr.

1. *Comment:* I appreciate all that the BOD has done.
2. *Comment:* Just a FYI. Trimming of trees and washing the white fences needs to be on a list and/or be in the budget.
3. *Comment:* I don't think that spending our money on ceiling fans right now is a good idea. The money would be better spent elsewhere such as streets.
4. *BOD Comment:* The Reserve Study has an item for repair in 2025, which is the repairing of concrete gutters. It was approximately \$25,000.00, which was included in the 2025 Budget. There will be areas where the streets may crack or the asphalt deteriorates, which will have to be repaired.

E. Phyllis Wilson, 8348 Glacier Dr.

1. *Question:* This question pertains to Karry's landscape/drainage sheet that he showed earlier. Is that list in some type of order such as when an item on the list will be addressed?
2. *BOD Comment:* It is just a list and there is no priority put to it right now.
3. *Comment:* I have heard there is another project in front of ours, but I just wanted you to know that even with a light rain the area at our home gets worse.
4. *BOD Comment:* J. Dellinger – One of the things I would like to do is to have the new landscaper walk the property in early January and note where there are drainage problems. C. Dubac – We will put the list in order the first quarter of 2025.
5. *Question:* With the large expenses such as the \$44,000.00 drainage project that you want to pay in 2024, why are we not just accruing that money in 2024 and moving it to 2025 so that it will not impact 2025's budget?
6. *BOD Comment:* The money is there for 2024 in the Operating Account and the Pre-Reserve Account. If there is any cash in those accounts at the end of the year, it automatically rolls over to the next year's accounts. It looks like that \$44,000.00 will be invoiced and paid in 2024.
7. *Comment:* C. Hendricks: The way the budget works for the HOA is on a cash basis and not on an accrual basis. The only thing that is on an accrual basis is the income coming in from the HOA dues.

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- 11. ADJOURNMENT:** M. Barnes/C. Duback: Adjourned the 3CW HOA bod meeting December 10, 2024, at 10:39 am in the 3CW Community Center.