

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF MARCH 11, 2025**

1. CALL TO ORDER:

The meeting was called to order by K. Brockman on March 11, 2025, at 6:30 PM 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 five (5) directors in attendance, a quorum.

<u>OFFICE</u>	<u>OFFICER</u>	<u>ATTENDANCE</u>
President	Karry Brockman	Yes
Vice President	Jim Dellinger	Yes
Treasurer	Curt Hendricks	Yes
Recording Secretary	Marge Barnes	Yes
Corresponding Secretary	Cindy Dubac	Yes

3. AGENDA APPROVAL:

A. M. Barnes/J. Dellinger: Motion to approve the meeting agenda (with additions or deletions).
Passed, unanimously.

4. APPROVE MINUTES:

A. C. Dubac/J. Dellinger: Motion to approve the February 18, 2025, 3CW Standard BOD Meeting Minutes.
Passed, unanimously.

5. OLD BUSINESS:

- A. Renters of properties in 3 Cherry Way and members of trusts on properties in 3 Cherry Way are all welcome to attend community meetings and ask questions and/or make comments.
- 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. Waiting on warmer weather conditions.
- 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.
Completed.
- D. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with Lincoln Landscape, LLC, 134 Fairland Lane, Lincolnton, NC 28092, to trim the trees at the Storage Lot at a cost not to exceed \$2,400.00. **TBD**
- E. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with Lincoln Landscape, LLC, 134 Fairland Lane, Lincolnton, NC 28092, to remove a stump at 2917 Tieton Ct. at a cost not to exceed \$450.00. **Completed.**
- F. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues effecting Early Robin Drive and Sylvia Ct. for a cost not to exceed \$8,000.00.
Completed.

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF MARCH 11, 2025**

- G. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues on Ulster Ct. for a cost not to exceed \$12,000.00. **Completed.**

6. NEW BUSINESS:

- A. C. Dubac/M. Barnes: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with Lippards Landscaping, LLC of Mooresville, NC 28115 to provide and plant 105 shrubs on selected 3 Cherry Way HOA common areas at a cost not to exceed \$5,500.00. Passed, unanimously.
- B. J. Dellinger/C. Dubac: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues between Cylvia Ct. and Rynbrandt Dr. at a cost not to exceed \$1,650.00. Passed, unanimously.
- C. J. Dellinger/C. Dubac: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues affecting Glacier Dr. at a cost not to exceed \$5,100.00. Passed, unanimously.
- D. J. Dellinger/C. Dubac: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues on Symphony Ct. not to exceed \$6,000.00. Passed, unanimously.
- E. J. Dellinger/C. Dubac: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues at 8231 Rainier Dr. at a cost not to exceed \$7,500.00. Passed, unanimously.
- F. J. Dellinger/C. Dubac: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage Works, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues at 2309 Index Ct. at a cost not to exceed \$1,600.00. Passed, unanimously.
- G. C. Dubac/J. Dellinger: Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to purchase a treadmill to replace the broken treadmill in the weight room at a cost not to exceed \$850.00. Price includes delivery, set up and removal of the broken treadmill. Passed, unanimously.

7. TREASURERS REPORT: (C. Hendricks)

- A. J. Dellinger/M. Barnes: Receive and file Superior Mgt. January 2025 financials documents. Passed, unanimously.
1. The operating expenses for the month were under budget.
 2. Net income for the month of January 2025 was \$41,691.40.
 3. Operating Account: \$47,914.36.
 4. Pre-Reserve Account: \$62,314.99
 5. S. A. Stone Account: \$1,214,490.86.

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF MARCH 11, 2025**

6. A transfer of \$60,000.00 was made in January from the Pre-Reserve Account to the S. A. Stone Account. A CD was purchased with an interest rate of 4.10% that matures in 2030.
7. *BOD Comment: K. Brockman:* Recently, a meeting was held with Michael Ames of S. A. Stone and asked him what the rates are doing now. Basically, he said that there is a lot of volatility affecting all financial areas. The interest rates this year may not be what they have been. This year we will move \$154,600.00 to the S. A. Stone account for investing per the Reserve Study.

8. ACC STATUS REPORT:

A. P. Mercier:

1. Planting will occur between March 31 through April 4, 2025.
2. Last week we had a meeting with those residents who will be receiving new shrubs to answer any questions they might have had.
3. The white flags will be placed where the shrubs are to be planted.
4. Lincoln County will also put out flags identifying any utility lines beneath the surface.
5. The white flags will remain for a period of time so that Lincoln Landscape can identify the new shrubs requiring water.

9. OFFICERS' STATUS REPORTS:

A. K. Brockman, President:

1. The BOD (C. Dubac) has put together a spreadsheet identifying every repair (drainage, concrete issues, signage, landscaping) throughout the community.
 - i) The total identified cost so far is \$76,000.00 to do all of them.
 - ii) We are awaiting a quote from Mr. Handyman for the signage.

B. J. Dellinger, Vice-President:

1. I have observed the cars coming through the intersection of Sweet Cherry Ln. and Royal Anne Dr. and 1 car out of 40 has stopped on Royal Anne before going through the intersection.
 - i) If you hit a pedestrian or another car, you will need the \$1M liability insurance policy.
2. Landscaping:
 - i) Lincoln Landscape has been in the community since January trimming the bushes, which is almost completed.
 - ii) They will begin mowing shortly.
 - iii) The next project is getting the weeds out of the beds.
 - iv) They have begun to put out preemergent on the grass to prevent weeds and fertilize the grass.
 - v) They have communicated very well.

C. C. Hendricks, Treasurer:

1. The monthly assessment payments are paid for some residents, every 2 to 3 months, every 6 months or once per year.
 - i) As of January, our prepaid assessments totaled \$71,978.53.
 - ii) If you prepay your dues, don't forget when you need to make another payment because you will be charged late fees for unpaid dues.
 - iii) Recommend setting up an account with Superior to make your payments automatically.
 - iv) Insurance

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

1. Thanked everyone for completing the golf cart registration.
2. The BOD will keep a spreadsheet of all of the golf carts in the community.

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF MARCH 11, 2025**

3. No decals because we do not want members of the community to approach anyone that does not have one on their golf cart.
4. Violations will begin to be sent out regarding landscaping issues soon. There are changes to be made to the ASG and LSG as well.
 - i) If you get a violation, it will be in the form of a letter.
 - ii) Two weeks later, if the situation has not been resolved, a second letter will be sent.
 - iii) If the situation has not been resolved after the second notice, the resident will be asked to come to a hearing with the BOD, and the resident can make their case. The BOD will decide to issue a violation and will notify Superior to charge the resident a fee of \$25.00 per day.
 - iv) If the situation has not been resolved after the hearing, Superior will issue a daily fine of \$25.00 per day until the issue is resolved.
5. We are still seeking applicants for the BOD and the ACC for the upcoming election May 15, 2025.
6. The pool will be open on May 3, 2025. The Event Planning Team will be putting together a party for the pool opening on a date yet to be determined.
7. We are looking at purchasing three (3) chaise lounges for the pool.

E. M. Barnes, Recording Secretary:

10. RESIDENTS COMMENTS/Q & A:

A. Loretta Hall, 2029 Surefire Ct.

1. *Question:* The wooded area behind my home has a lot of fallen trees and debris. Can this be cleaned out?
 - i) *Answer:* Please meet with us after the meeting, and we will look at the area and assess what will be needed.
 - (1) Please complete an ACC form and turn that in. As a general rule, anything that you would like the BOD to look at, repair, etc., the form needs to be completed and sent to the ACC.

B. Susie Williams, 8891 Sweet Cherry Ln.

1. *Question:* The downspouts on my home continue to wash the mulch into the grass area. When will this be fixed?
 - i) *Answer:* We will add it to our list of drainage issues to be corrected. Please complete an ACC request so we have a record of the problem.

C. Larry Wilson, 8348 Glacier Dr.

1. *Question:* The changes that were mentioned for the LSG such as allowing bird baths. Why was this not put before the people?
 - i) *Answer:* As before with any governing document, the BOD makes the changes and then presents the document to the community soliciting comments.

D. Phyllis Wilson, 8348 Glacier Dr.

1. *Question:* Why are we not fining those folks who have not provided proof of insurance?
 - i) *Answer:* The BOD has discussed issuing violations for noncompliance of proof of insurance coverage. Superior has never tracked insurance coverage, and their system currently cannot be converted to add this type of violation.
 - (1) The BOD decided to start with landscape violations first and see how the community does with those. Then we will look back at other areas where violations might be issued.
 - (2) The Covenants have the requirement for the insurance but there is no penalty in the Covenants for not maintaining insurance coverage.

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF MARCH 11, 2025**

E. Jim Mercier, 8231 Rainier Dr.

1. *Question:* Could I get clarification for Old Business, Item 5c and New Business Item 6b The Resolutions Without a Meeting, which are both for the same area but one is for \$1650 and the other is for \$500.00?
 - i) *Answer:* The original Resolution Without a Meeting for Rynbrandt and Sylvia was for \$500.00 with the work to be done by volunteers. The BOD decided that the use of volunteers to do the work in the community will no longer be done by volunteers due to the average age of those in the community. It was decided to go with a contractor to do that work, and the second Resolution Without a Meeting was approved for \$1650.00. The original \$500.00 was not spent.
2. *Question:* I was checking my account with Superior, and I noticed that there was a termite fee due. I thought this would be a part of the monthly assessment.
 - i) *Answer:* The termite fee is now part of the monthly assessment. It is listed for 2024 and is not listed on Superior's system for 2025.

F. Rich Lodge, 2505 Tulare Ct.

1. *Question:* I have a question about Superior's services to the HOA. There are two (2) openings open for the BOD and three (3) for the ACC and some for ad hoc committees. What can Superior do in this situation? Can Superior fill in for the open positions? I am discouraged that more people are not stepping up.
 - i) *Answer:* Superior cannot act as a BOD member. There are a lot of items that require the BOD to act and to vote on. As long as the BOD has three (3) members, you have a quorum (meeting CC&R's requirement), and you can still function. According to the CC&R's, there can be five (5) members. If it gets down to two (2), then the BOD would not be able to function.
 - ii) *Answer:* If we get down to only three (3) members on the BOD, it would be very difficult to continue doing all of the duties we are required to do.

G. Susan Ocepa, 8769 Vandalay Dr.

1. *Question:* When will the drainage issue on Vandalay be done?
 - i) *Answer:* The BOD has listed this drainage issue as Symphony Ct, and it has yet to be scheduled.

H. Libby Wilson, 8724 Vandalay Dr.

1. *Comment:* Yesterday I learned of an email from John Gabor and "Neighbor Patriots" that was sent out to part of the community. I found it disturbing that the email was sent to a select group; some residents were excluded, which made me wonder why. These "Patriots" are the same individuals who have been unsupportive of the current elected board and often caused unnecessary interruptions of community BOD meetings. I fully support diverse thoughts and opinions, but in order for our elected BOD to be effective, the residents should support the BOD for all of the work they are doing on behalf of our community. If there is something that you want everyone to consider, share it with all individuals in the community. Excluding members of the community is not only inappropriate but unethical. We have a great community filled with wonderful people, and our BOD works diligently to maintain and improve the property values in our community. I, for one, respect and appreciate everything the BOD has done and will be doing.
 - i) *Comment:* The resident list they used for that email was not one that the BOD maintains, nor do we sanction it.

11. ADJOURNMENT: J. Dellinger/C. Henderson: Adjourned the 3CW HOA BOD meeting March 11, 2025, at 8:10 PM in the 3CW Community Center.