

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF APRIL 8, 2025**

1. CALL TO ORDER:

The meeting was called to order by K. Brockman on April 8, 2025, 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 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 March 11, 2025, 3CW Standard BOD Meeting Minutes.
Passed, unanimously.

5. OLD BUSINESS:

- A. 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 an amended cost not to exceed \$4,687.00. **Completed.**
- B. 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. **Completed.**
- C. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with Lippards Landscaping, LLC, 134 Fairland Lane, Lincolnton, NC 28115 to provide and plant 405 60 shrubs on selected 3 Cherry Way HOA common areas at a cost not to exceed \$5,500.00. **Completed.**
- D. 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 Sylvia Ct. and Rynbrandt Dr. at a cost not to exceed \$1,650.00. **Completed.**
- E. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage, Inc., 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues on Glacier Dr. at a cost not to exceed \$5,100.00. **TBD**
- F. Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage, Inc, 7804 Commerce Drive, Denver, NC 28037 to repair the drainage issues on Symphony Ct. at a cost not to exceed \$6,000.00. **Completed.**

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- G.** Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage, Inc., 7804 Commerce Dr., Denver, NC 28037 to repair the drainage issues at 8231 Rainier Dr. at a cost not to exceed \$7,500.00. **TBD**
- H.** Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to enter into a contractual agreement with B. P. Drainage, Inc., 7804 Commerce Dr., Denver, NC 28037 to repair the drainage issues at 2309 Index Ct. at a cost not to exceed \$1,600.00. **Completed.**
- I.** Receive and file Resolution Without a Meeting to authorize 3 Cherry Way HOA to purchase a treadmill to replace the broken treadmill in the exercise room at a cost not to exceed \$850.00. Price includes delivery, set up and removal of the broken treadmill. **Completed.**

6. NEW BUSINESS:

- A.** M. Barnes/C. Dubac: Receive and file Resolution Without a Meeting to approve 3 Cherry Way General Membership Agenda and Meeting Notice as presented by the Corresponding Secretary for the purpose of noticing the 3 Cherry Way Membership of the General Membership Meeting on May 15, 2025. This meets the requirements in Section 3.1 of the 3 Cherry Way Bylaws. 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 Mr. Handyman of Mooresville, 121 N. Commercial Dr., Suite C, Mooresville, NC 28115 to perform maintenance repair, caulk, paint window trim and lentils and secure soffit and vents as needed for quads along Sunburst Ln., Royal Anne Dr., and Rynbrandt (Phase 2) at a cost not to exceed \$15,000.00. 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 Mr. Handyman of Mooresville, 121 N. Commercial Dr., Suite C, Mooresville, NC 28115 to place eight (8) tall stop signs, three (3) short stop signs and three (3) white strips to be installed on the pavement surface at seven (7) locations in 3 Cherry Way at a cost not to exceed \$8,000.00. 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 Mr. Handyman of Mooresville, 121 N. Commercial Dr., Suite C, Mooresville, NC 28115 to repair caulking to 8247 Lambert Ct. required by inspection for the sale of the home not to exceed \$450.00. Passed, unanimously.
- E.** M. Barnes/C. Dubac: Receive and file Amended Resolution Without a Meeting to approve 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) light fixtures at a cost not to exceed \$4,687.00. Passed, unanimously.
- F.** C. Dubac/M. Barnes: Receive and file Resolution Without a Meeting to approve 3 Cherry Way HOA to purchase (three) 3 chaise lounges for the pool area at a cost not to exceed \$600.00. Passed, unanimously.

7. TREASURERS REPORT: (C. Hendricks)

- A.** K. Brockman/C. Dubac: Receive and file Superior Mgt. February 2025 financials documents. Passed, unanimously.
 - 1. Net income for the month of February 2025 year-to-date was \$99,926.39.
 - 2. The year-to-date budget income through February was \$112,658.34.

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- a) The CDs were marked to market in February, which accounts for the approximately \$12,000.00 difference between the year-to-date net income and the year-to-date budget income.
3. All of the expenses listed in the middle column of the summary are under budget year-to-date.
 - a) The landscape expense line item year-to-date actual expense was \$36,395.79 compared to the year-to-date budget line item of \$54,500.00.
 - b) Even with all of the projects we are handling in the community, i.e. drainage issues, which we are watching very carefully, we are still under budget for landscaping.
4. Total Operating Expense: \$52,186.52.
5. Total Net Income: \$47,739.87.
6. Assets:
 - a) Operations Account: \$40,837.55.
 - b) Pre-Reserves: \$62,473.74.
 - c) S. A. Stone Account: \$1,260,779.91.
 - d) Total Assets: \$1,364,091.20.

8. ACC STATUS REPORT:

A. P. Mercier:

9. OFFICERS' STATUS REPORTS:

A. K. Brockman, President:

1. We were originally going to have mulch put down beginning April 7, 2025. The landscape company has reported that their supplier of mulch will not have enough available, due to the rain, until a week from Thursday, which is April 17, 2025.
2. We recently sent out two (2) emails to the community: parking and driving in 3 Cherry Way.
 - a) The reason for the emails is to alert the community to be more aware of safety in the community.
 - b) There will be stop signs placed in certain locations within the community, which help with the speeding in the community.

B. J. Dellinger, Vice-President:

1. Our current landscaper has done a fantastic job so far this year .
2. I am receiving insurance information and am tracking it until I leave office on May 15, 2025.
 - a) Ninety-five percent (95%) of the community have complied with the insurance requirements.
 - b) There are about five percent (5%) of the insurance companies will not name 3 Cherry Way as an interested party.
3. If anyone has an electrical/information technology background, the new treadmill's screen does not work. We need someone who is knowledgeable to have a look at it.

C. C. Hendricks, Treasurer:

1. If anyone has trouble with their Superior account, contact any BOD member and we can walk you through it. You can also contact Superior directly.
 - a) If you have not set up an account with Superior, it is recommended that you do so you can keep tabs on your assessment payments.

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

1. For the upcoming General Membership Meeting, May 15, 2025, we have four (4) people running for the BOD, we have two (2) people running for the ACC.
2. If you need a proxy, please have them to me no later than May 5, 2025.

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E. M. Barnes, Recording Secretary:

10. RESIDENTS COMMENTS/Q & A:

A. Cathi Jones, 8204 Chelon Ct.

1. *Question:* The stop signs will replace the stop signage painted on the road. Is that correct?
 - a) *Answer:* We will be painting over the stop signs on the road and replacing them with a single white stripe near the stop signs.
2. *Question:* Is there any update about getting a towing company to remove cars parked on 3 Cherry Way property when the beach opens?
 - a) *Answer:* We are still investigating on whether we can find a company that is willing to tow cars off the property.
 - (1) The statute has some limitations on the distance from their facility to our community.
 - (2) We found one that qualifies under the statute, and they did not seem very interested because there is no way of telling them how many cars will need to be towed.

B. Bob Burnett, 8408 Bing Cherry Dr.

1. *Comment:* Concerning the stop signs, looking at all of the phases, there will be stop signs at every crossroad in the community. To me, this is over kill.
 - a) The BOD has identified a plan that does put in stop signs at most of the locations in the community.
2. *Question:* Why do we need a stop sign at the entrances to our community? Traffic at those locations requires that we stop. Why does it take \$8,000.00 to dig holes and put stop signs in them? It seems too excessive. Don't you have stop signs already?
 - a) *Answer:* It's more than that. The metal posts need to be purchased, powder coated, and a cap put on each post. The signs have to be purchased. It requires digging to put the posts in the ground with concrete and painting the lines on the pavement.
 - b) Yes, we do have small stop signs in the shed and will be using them.
 - (1) We are only doing Phase 1 now and see how it works in the community.
3. *Question:* What did the original quote for \$3,200.00 include for the pool lights and fixtures?
 - a) *Answer:* The \$3,200.00 was to pull wire from the pump room all the way to each of the underwater light fixtures, which requires a lot of labor. The original quote did not include the bulbs and the fixtures.

C. Judy Okoniewski, 2228 Cashmere Ct.

1. *Comments:*
 - a) The signs at the mailbox are offensive to others and they may create a negative effect on people looking for homes here.
 - b) It seems like the same companies are doing the work here in 3 Cherry Way.
 - c) We are spending too much money on drainage. I don't know what is wrong with popups.
 - d) There should be a cap put on the spending that would require the BOD to have the community decide whether to spend it or not.
 - e) Because of all this excessive spending, they will be asking for assessments to pay for the roofs.
 - f) *Response:* The CDs that we have purchased will mature when some buildings will require replacement roofs. We do collect all of the expenses every year to put in the budget for the current year.
2. *Question:* Where in the budget are all of these drainage issues?
 - a) *Answer:* There are line items in the budget specifically designated to certain things like drainage, painting and so forth. All of this was pulled by the BOD as we put the budget together for 2025.

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- (1) Regarding funding for needed projects, the BOD is required to maintain this community as best we can, and to maintain home values in the community.
- (2) As far as the drainage issues are concerned, a lot of these drainage issues were inherited from the builder. There were things that needed to be done but were never done. So we are now doing what should have been done by the builder.
- (3) The Reserve Study outlines the approximate amount of funds necessary that we need over a thirty-year period to maintain and take care of this community.
- (4) This year the Reserve Study states that we need to put away \$154,300.00 into the reserves. The reports we went through today are through February 2025. In the first two (2) months of this year, we have already put away \$60,000.00, and we are on track to contribute the required funds in the reserves for 2025.

D. Margaret Schultz, 8520 Christalina Ln.

1. *Comment:* Concerning the stop signs, it may increase the cost of landscaping due to having to weed eat around the posts.
 - a) *Answer:* Yes, the landscaping people will have to pay attention to the stop sign posts.
2. *Comment:* Spoke of her husband's diagnosis of cancer.

E. Dan Okoniewski, 2228 Cashmere Ct.

1. *Comment:* The first BOD in this community had some push back from some in the community because they did not want us to be the first BOD.
 - a) We ended up putting in place a document that said you did not have to have a meeting before you commit funds. We should have put in a cap of a certain amount of money that could be spent. We still need this cap.
2. *Question:* Dormers: I heard that the first BOD said that repairing the dormers is to be paid by the homeowners. I cannot find anything in the documents that the original BOD said that the dormer repair should be done by the homeowners. We always had plans and financial documents that said the HOA would be responsible for repairing the dormers. You should have that document, and can you provide that to me and the community? The CC&Rs and Bylaws state that exterior structures will be paid for by the HOA.
 - a) *Answer:* We will have to take that under advisement because at this time I cannot say if we do have a document naming the HOA as being responsible for repairing dormers.

F. Tricia LaCourse, 2485 Early Richmond Ct.

1. *Question:* I have noticed where I live that not only do the cars drive too fast but so do the golf carts. Could you please include the golf carts in your communication regarding speeding in the neighborhood?
 - a) *Answer:* The email mentioned vehicles without specifying the type. Your point is valid. Under North Carolina law, any motorized equipment used for transportation is a vehicle. We cannot enforce the speed limit because we live on private streets.

11. ADJOURNMENT: J. Dellinger/C. Dubac: Adjourned the 3CW HOA BOD meeting April 8, 2025, at 10:28 AM in the 3CW Community Center.