

3 CHERRY WAY HOMEOWNERS ASSOCIATION GENERAL MEMBERSHIP MEETING
MEETING MINUTES OF MAY 16, 2024

1) CALL TO ORDER

The meeting was called to order by T. Smith on May 16, 2024, at 1:00 PM in the 3 Cherry Way Community Center.

2) ROLL CALL

A roll call was taken of Board of Director members by M. Barnes, Recording Secretary. As indicated below, there were five directors in attendance and J. Mercier, Corresponding Secretary, verified that 20 voting members were present, a quorum.

<u>OFFICE</u>	<u>OFFICER</u>	<u>ATTENDANCE</u>
President	Tony Smith	Yes
Vice President	Jim Dellinger	Yes
Treasurer	Karry Brockman	Yes
Recording Secretary	Marge Barnes	Yes
Corresponding Secretary	Jim Mercier	Yes

3) WELCOME:

A. T. Smith, President: Thank you everybody for coming out to participate in our General Membership Meeting and vote for the items on the ballot for today.

4) CANDIDATES ADDRESS MEMBERSHIP:

A. J. Mercier, Corresponding Secretary: The Candidates will address the community. Each candidate will have three minutes to address the community.

1. Three BOD Candidates spoke.
2. Two ACC Candidates spoke.

5) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AMENDMENT PROPOSALS:

A. T. Smith, President: Discussed the ten proposed amendments to the CC&Rs and allowed questions and/or comments.

1. Change Request Article III Section 3.06
2. Change Request Article V Section 5.06
3. Change Request Article V Section 5.07
 - a) Diane Hendricks, 8507 Van Ct., Reference to class.
4. Change Request Article V Section 5.11
5. Change Request Article IX Section 9.01
6. Change Request Article IX Section 9.02
7. Change Request Article IX Section 9.03
8. Change Request Article IX Section 9.04
 - a) Barb Alles, 8266 Merchant Ct., Exceptions to allow for earlier approvals.
 - b) Karyl McClellan, 8328 North Star Ct., 45 day limit then the request is approved.
9. Change Request Article IX Section 9.05
 - a) Responsibility for roof leak from roof attachment.

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b) Melanie Mellenthien, 2227 Cashmere Ct., Clarification of date of start for approval of requests.

10. Change Request Article X Section 10.07

- a) Limit for anybody to own multiple units of four is too high.
- b) The number of current rentals in community.
- c) The number of homes currently leased.
- d) Insurance if unit is empty.
- e) Regarding the 55+ age requirement for rentals.

2) **COMMUNITY VOTE:**

A. J. Mercier, Corresponding Secretary: Instructions on the ballot.

6) **ADJOURNMENT:** T. Smith/K. Brockman: Adjourned the May 16, 2024, 3CW HOA General Membership Meeting at 8:01 PM.