

**3 CHERRY WAY HOMEOWNERS ASSOCIATION GENERAL MEMBERSHIP
MEETING MINUTES OF NOVEMBER 13, 2025**

1. CALL TO ORDER:

The meeting was called to order by K. Brockman on November 13, 2025, at 3 Cherry Way Community Clubhouse at 1:00 pm.

2. ROLL CALL/WELCOME:

A. K. Brockman, President:

1. Welcomed everyone to the meeting and asked the Recording Secretary, M. Barnes, to do a roll call for the BOD. There were five (5) Directors in attendance, a quorum for the BOD. P. LaCourse, Corresponding Secretary, was asked if there were twenty (20) members present. P. LaCourse stated that more than twenty (20) present; quorum requirement was met.

3. VOTING:

- A. P. LaCourse, Correspondence Secretary:** Officially announced that the ballot boxes were open and ready for completed ballots.

4. PROPOSED BYLAW AMENDMENTS:

- A. K. Brockman, President:** Presented each of the Bylaw proposed amendments and reviewed each change.

1. Change Request Article: 2-2 Membership Registration
2. Change Request Article: 3-6 Board of Directors Meetings
3. Change Request Article: 4-4 Board of Directors Election
4. Change Request Article: 4-6 Board of Directors Member Removal
5. Change Request Article: 5.3 Board of Directors Participation
6. Change Request Article: 5-5 Board of Directors Indemnification
7. Change Request Article: 7-2 Investments
8. Change Request Article: 7-7 Financial Audit
9. Change Request Article: 8-1 Annual Budget / Assessments and Liabilities
10. Change Request Article: 8-4 Assessment Default and Enforcement
11. Change Request Article: 8-5 Assessment Roll and HUD / Rental Compliance
12. Change Request Article: 9-2 Association Standing Committees
13. Change Request Article: 9-3 Architectural Control Committee
14. Change Request Article: 9-5 Candidate Committee
15. Change Request Article: 9-7 Clubhouse Center Committee
16. Change Request Article: 10 / Association Records and Books

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5. PRESENTATION OF THE 2026 BUDGET

A. C. Hendricks, Treasurer:

1. Explained the spreadsheet that was included in the package that was sent to the community regarding the General Membership Meeting on November 13, 2025, and what it includes.
 - a) Expenses for 2025 and 2026.
 - b) At the bottom of the report there is a category for Reserves, which is the money we are putting away to pay for future expenses, i.e., roof replacement.
 - c) Reserve investment for this year in the Reserve Study were \$154,300.00. In 2026, the reserve investment is \$188,600.00. That is a \$34,000.00 increase over 2025.
 - d) Landscaping is 48.6% of the budget.
 - e) Reserve investment and landscaping comprise 70.31% of the budget.
 - f) The rest of the budget accounts for contracts such as Superior for management is 4.6%.
 - g) The pool is 2.31%.
 - h) The trash is 7.96% - this is the only contract that has increased over 2025.
 - i) Pest Control is 1.16%.
 - j) Utilities are 9.66%.
 - k) These categories add up to 95.12% of the budget.
 - l) Discretionary spending is 4.88%.
2. There is a difference from 2025's Budget to 2026's Budget of \$60,200.00.
3. 3 Cherry Way's annual income for 2026 is to be comprised of mainly the monthly assessments.
 - a) The homeowners' assessments comprises 91.286% of the association's income.
 - b) For 2026, the monthly assessment will increase to \$280.00 per month – an addition of \$25.00 per month – a 9.8% increase.
 - c) Inflation for the country is 3%.
 - (1) This reduces the increase to 6.8%.
4. Covered the history of the assessments: (per the Bylaws an increase of dues allowable is 10%, which does not need community approval).
 - a) The first assessment was \$150.00.
 - b) The first increase as of 1/1/2019 was \$165.00 – exactly 10% increase.
 - c) The second increase as of 1/1/2023 was \$225.00 – 12% increase.
 - d) The third increase as of 1/1/2024 was \$255.00 – 13.3% increase.
 - e) The fourth increase will be in effect 1/1/2026 at \$280.00. – 9.8% increase.

6. PROPOSED BYLAW AMENDMENTS: QUESTIONS/COMMENTS:

A. Phyllis Wilson, 8348 Glacier Dr.

1. *Question:* I did not get the package within the 30-day requirement. Why?
 - i) *Answer:* It is when it was mailed, not received.
2. *Question:* What is the individual assessment going to be for 2026?
 - i) *Answer:* This was made known during the Open Forum Meeting for the Bylaw amendments and the 2026 budget.
 - (1) We are not here to approve the monthly assessment we are here to approve the 2026 budget.
 - ii) *Answer:* The assessment is in the package. The annual budget is in the line for income. Divide the income by the 200 homes and it will result in \$280.00.

B. Judy Okoniewski, 2228 Cashmere Ct.

1. *Question:* The mulch on the budget is \$38,000.00. Why do we need to spend money on the mulch?
 - i) *Answer:* It is needed to maintain the community appearance.

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2. *Question:* What is Building Maintenance?
 - i) *Answer:* We are responsible for all end-of-life maintenance for the exterior of the buildings, i.e., caulking and painting of the windows.
3. *Question:* What is Clubhouse Expense?
 - i) *Answer:* This building is cleaned twice a month, supplies for the Clubhouse, any maintenance such as HVAC, furniture replacement, etc.
4. *Question:* What is Social Expense?
 - i) *Answer:* It is a category in the Budget to help/support the Event Planning Team lower the costs for residents who attend events, such as the Christmas dinner.
5. *Question:* Where are the receipts for supplies – how does this work?
 - i) *Answer:* The receipts are given to the BOD and the BOD approves their reimbursement and sends them to Superior for payment.

C. Liz Rotondo, 8505 Van Ct.

1. *Question:* One of the items on the inspection report that was done prior to my moving into my home reported on the dormer where the roof meeting the siding there is some deterioration. I need specific information if this is my responsibility or the HOAs.
 - i) *Answer:* Please stay after the meeting and we will go over that for you.

D. Susan Ocepa, 8769 Vandalay Dr.

1. *Question:* The \$206,000.00 in the 2026 budget for landscaping. There is also Landscape Other. What does the contract include?
 - i) *Answer:* It is everything you see the landscape crew do: mowing 7 acres of grass, trimming, blowing, trimming the bushes (5,000 bushes), aerating and seeding, and leaf removal. Landscape Other is for items not specifically included in the contract, which is for tasks we may ask the landscape company do such as removing crepe myrtles. We also broke out the mulch from the other landscape items so we can better track these expenses.

E. Karyl McClellon, 8348 North Star Ct.

1. *Question:* Ground Maintenance is \$81,000 in 2025 and is \$26,000 for 2026. What is Ground Maintenance?
 - i) *Answer:* This was used mainly for the drainage issues throughout the community. Most of these issues have been fixed. There is one more major drainage issue to fix and another lesser one, and we will have completed all the drainage issues left by the developer.
2. *Question:* Concerning the last paragraph regarding Association Records and Books talking about how members are to request, in writing. I do not like the list of requirements that members must do to request a document.
 - i) *Answer:* That list of items comes directly from a state statute, 55A, that pertains to HOA's handling of member requests for documents.

F. John Gabor, 2375 Stardust Ct.

1. *Question:* How was the official package sent?
 - i) *Answer:* It was sent via USPS.

G. Dan Okoniewski, 2228 Cashmere Ct.

1. *Question:* I previously asked the BOD if they would consider a maximum amount of money that can be spent on any one project. You said you would take that under consideration. My question is has the BOD considered this?

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- i) *Answer:* The BOD has not looked at that as of yet. The BOD has focused on preparing for this meeting.
- 2. *Question:* Does a group/person keep track of what is done for any part the budget?
 - i) *Answer:* The BOD reviews every invoice that has been sent in for payment, and after approving the invoice it is sent to Superior to pay it. We have spreadsheets that are very specific to track every resident and project from approval through payment.

7. BYLAW PROPOSED CHANGE/BUDGET RATIFICATION:

Item	Bylaw Change Request	Yes	No
1	Article 2; Section 2-2; 1st Paragraph	66	13
2	Article 3; Section 3-6; 1st Paragraph	64	15
3	Article 4; Section 4-4; 1st Paragraph	68	10
4	Article 4; Section 4-6; 2nd Paragraph	63	15
5	Article 5; Section 5-3; 1st Paragraph	62	17
6	Article 5; Section 5-5; 1st Paragraph	56	21
7	Article 7; Section 7-2; 2nd Paragraph	64	12
8	Article 7; Section 7-7; 1st Paragraph	66	11
9	Article 8; Section 8-1; 3rd Paragraph	66	11
10	Article 8; Section 8-4; 3rd Paragraph	65	12
11	Article 8; Section 8-5; 4th Paragraph	68	11
12	Article 9; Section 9-2; 1st Paragraph	73	6
13	Article 9; Section 9-3; 4th & 5th Paragraph	73	6
14	Article 9; Section 9-5; 3rd Paragraph	73	6
15	Article 9; Section 9-7; Heading	71	7
16	Article 9; Section 9-7; 1st Paragraph	71	5
17	Article 10; 1st Paragraph	61	15
18	Article 10; 2nd Paragraph	59	18
19	Ratification of Budget	53	20

- 8. ADJOURNMENT:** The 3 Cherry Way HOA General Membership Meeting was adjourned at 1:56 PM in the Community Clubhouse.
- 9. VOTE COUNT ADJOURNMENT:** Vote counting was completed at 5:15 PM and the voting inspectors and members of the BOD adjourned.
- 1. Voting Results were announced – all amendments passed and the 2026 Budget was ratified.