

3 CW HOA BOD NEWSLETTER 2026

January 2026

Financials:

Operating Account X7105 balance as of 1-27-2026 \$19,196.11

Pre-Reserve Account X7108 balance as of 1-27-2026

S. A. Stone Account as of 1-27-2026: \$1,490,817.32

See attached Superior financial reports and financial summary for December 2025. Also attached are the December 18, 2025, 3CW HOA BOD Meeting Minutes.

Old Business: Contractual

1. Contractual Agreement with B. P. Drainage was approved for additional work at North Star Ct. for adding larger tubes (4" to 10") and adding a catch basin at a cost not to exceed \$7,050.00. **Unanimously approved during 3CW HOA BOD Working Meeting held October 7, 2025, and recorded in the Working Meeting Minutes. Completed.**
2. The BOD has decided unanimously to have Lake Norman Electric come out to fix the front entrance lights. **Unanimously approved during Working Meeting held on December 5, 2025. Cost under \$500 and recorded in the Working Meeting Minutes. Lights were fixed by Karry Brockman and David Kelly.**
3. Contractual Agreement with B. P. Drainage to install edging at various locations in the community that have small drainage issues at a cost not to exceed \$3,600.00. **Unanimously approved during Working Meeting held on December 5, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed at \$2,400.00.**
4. The BOD has decided to use Mountain Ridge to paint doors for those units in Phase A of the community in 2026 for the price of \$225-\$250 per door dependent on how many coats will be needed. **Unanimously approved during 3CW HOA BOD Working Meeting held on October 28, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes. Schedule TBD.**
5. Contractual Agreement with Landmark Fence was approved for replacing the broken wood fence at the end of Sonata with a white vinyl fence at a cost not to exceed \$2,271.00. **Unanimously approved during 3CW HOA BOD Working Meeting held October 21, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**

Old Business: Motions Approved

1. The Townhome Maintenance List was changed for the following: HOA will take the responsibility for the sanitary sewer lifts; the HOA would be responsible for checking the pumps every 2 years to see if they are working properly; and will inform the residents that have the sewer lifts; inform the residents what they should not do regarding flushing items (such as not flushing wipes or feminine products) down their toilets, not pouring grease down the drains, use surge protectors and consider installing a backup battery system. The HOA will pay repair costs, if needed, as long

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as the resident has not broken the rules and have the sewer lifts inspected every 2 years. **Unanimously approved during 3CW HOA BOD Working Meeting held October 21, 2025, and recorded in the Working Meeting Minutes. Schedule for publishing this document is after the 1/30/26 Dormer Open Forum Meeting.**

New Business: Contractual

1. Contractual Agreement with Lake Norman Sewer and Septic to inspect the sewer lift at 8409 Bing Cherry at a cost not to exceed \$500.00. **Unanimously approved during the 3CW HOA BOD Working Meeting held on December 16, 2025, and recorded in the Working Meeting Minutes. Completed.**
2. Contractual Agreement with Coffey, Lovins & Company PLLC to complete the 501C4 required paperwork. **Unanimously approved during 3CW HOA Working Meeting held on December 29, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
3. Contractual Agreement with Denver Plumbing Company to install three (3) alarms for 3 sewer lift pumps in the community at a price not to exceed \$3,200.00. **Unanimously approved during 3CW HOA BOD Working Meeting held on January 27, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Schedule TBD.**

New Business: Motions Approved

1. BOD Motion that the HUD Age Verification Process is acceptable at 89.5% compliancy and no further action is required. **Unanimously approved during 3CW HOA BOD Working Meeting held on December 16, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes. Complete.**
2. BOD Motion to grant the Event Planning Team \$500.00 to cover their shortfall for the year 2025. **Unanimously approved during 3CW HOA BOD Working Meeting held December 16, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes.**
2. BOD Motion to change our Registered Agent to Superior Association Management. A Registered Agent is an individual or entity designated to receive legal documents and official correspondence on behalf of a business. **Unanimously approved during the 3CW HOA BOD Working Meeting held on December 29, 2025, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
3. BOD Motion to hold regular community BOD meetings for the second month of each quarter on the second Tuesday of that month. The May and November meetings will be a combination of regular community BOD meetings and the General Membership Meetings. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 3, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Schedule is posted on the 3 Cherry Way HOA Website.**

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4. BOD Motion to move \$40,000.00 from the Operating Account to the Pre-Reserve Account, which will then total \$50,000.00 in the Pre-Reserve Account. Then use the \$50,000.00 available in the Pre-Reserve Account and the cash from the S. A. Stone Account to purchase a \$60,000.00 CD, which pays 3.6% in interest paid monthly and matures January 16, 2029.. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 3, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
5. BOD Motion to move \$25,000.00 from the Operating Account to the Pre-Reserve Account. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 13, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
6. BOD motion to move \$60,000.00 from the Pre-Reserve Account to the S. A. Stone account to purchase another CD. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 20, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
7. BOD motion to accept/approve Superior Association Management's new financial format regarding net income. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 20, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
8. BOD motion to not post 3CW HOA BOD Working Meeting Minutes to the 3 Cherry Way HOA Website due to the confidentiality of the working meeting minutes. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 20, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
9. BOD motion to approve the Lease Agreement for 2369 Stardust Ct. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 27, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**
10. BOD Motion to approve sending the approved December 18, 2025, 3CW HOA BOD Meeting Minutes with the "Newsletter" to be sent to the community the first week of February 2026. **Unanimously approved during the 3CW HOA BOD Working Meeting held on January 27, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed.**

Miscellaneous: