

**3 CHERRY WAY HOMEOWNERS ASSOCIATION GENERAL MEMBERSHIP
MEETING
MEETING MINUTES OF MAY 12, 2026**

Call to Order

The meeting was called to order by K. Brockman, President on May 12, 2026, at 1:00 PM in 3 Cherry Way Community Center. Residents were asked to silence cell phones prior to the start of the meeting.

Meeting Schedule and Voting Information

The Board advised attendees that:

- Registration began at 12:30 p.m.
- Voting would begin once quorum was confirmed
- Registration would close at 1:30 p.m.
- Voting would close at 2:00 p.m.

Members were informed they could cast ballots either in person or by proxy.

Roll Call and Quorum Confirmation

A roll call was taken of Board of Director members by T. LaCourse, Corresponding Secretary. As indicated below, there were three directors in attendance, a BOD quorum and T. LaCourse, Corresponding Secretary, verified that 20 voting members were present, a which constitutes a quorum. Voting began.

<u>OFFICE</u>	<u>OFFICER</u>	<u>ATTENDANCE</u>
President	Karry Brockman	Yes
Vice President	Cindy Dubac	Yes
Treasurer	Curt Hendricks	No
Recording Secretary	Marge Barnes	No
Corresponding Secretary	Trish LaCourse	Yes

Welcome

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

1. The election results will be sent to the community via email.
2. Registration ends at 1:30 PM.
3. Voting begins once a quorum is established.

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Candidate Introductions and Statements

The Board stated its commitment to a fair election process and advised that biographies for all candidates had been distributed on April 30, 2026 to ensure equal visibility and informed voting. Three candidates would be elected to serve two-year staggered terms.

Candidate Statements Included:

- Marge Barnes (statement read in absentia by Karry Brockman)
- Frank Colleto
- Cindy Dubac
- John Gabor (summary read in absentia by Jeanne Gabor)
- Alice Pollack

Candidates discussed:

- Property values and community appearance
- Transparency and communication
- Financial oversight and budgeting
- Architectural standards and ACC processes
- Governance document revisions
- Community involvement and volunteerism
- Vendor contracts and long-term planning

CC&R Amendment Discussion

The Board reviewed 13 proposed CC&R amendments and allowed questions from members regarding the proposed changes. Topics discussed included:

- Clerical and formatting corrections
- Contract flexibility for multi-year vendor agreements
- Quorum requirement proposals
- Architectural Control Committee appointment procedures
- Extension of ACC review periods from 30 to 45 days
- Rental restrictions and leasing caps
- Clarifications recommended by legal counsel

The Board acknowledged concerns raised regarding reducing quorum percentages and clarified that some proposed amendments would not pass due to insufficient community representation.

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Member Questions and Comments

Residents raised questions and comments regarding:

- Parking enforcement and possible moratoriums on parking fines
- Proxy vote counts and quorum requirements
- Amendment approval thresholds
- Community representation percentages

Voting Instructions

Members were instructed that:

- Candidate selections were listed on the final page of the ballot
- Members were to select one to three BOD candidates; there were no ACC candidates
- Vote counting would continue after ballot submission
- The meeting would remain open until vote counting was completed and results announced
- If the 67% membership threshold is not met, the CC&R amendments cannot be adopted. Therefore, the voting inspectors will not count these votes. These votes will be counted in the near future and published to the membership.

Adjournment

K. Brockman adjourned the May 12, 2026, 3CW HOA General Membership Meeting at 3:35 PM.