

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS  
SPECIAL MEETING MINUTES OF JANUARY 16, 2026**

**1) CALL TO ORDER:**

The meeting was called to order by K. Brockman on January 16, 2026, at 10:00 AM in the 3 Cherry Way Community Clubhouse.

**2) ROLL CALL:**

A roll call was taken of the Board of Director members by M. Barnes, Recording Secretary. As indicated below, there were four (4) directors in attendance, a quorum.

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

**3) PETITION PRESENTATION:**

- A. Karry Brockman, President:** A brief description of the Petition Letter of December 18, 2025, signed by 25 residents was presented.
1. The lead-in paragraph states the subject of the Special Meeting Request is regarding the 3 Cherry Way 2026 Budget Expenses and Income with Categories, Sub-categories, and sub-category dollar amounts as presented in the General Membership Meeting held November 13, 2025.
    - a) A detailed explanation/review used to determine the dollar amount listed for the eight (8) 2026 Budget Expense Categories and all listed sub-categories.
    - b) A detailed explanation/review that the BOD used to determine the dollar amount listed for the one (1) 2026 Budget Income Category and all listed sub-categories.
    - c) Comment, question and answer time for all Members present at the meeting to speak and express any concerns for each major category agenda items presented by the BOD.
    - d) Commitment by the BOD to publish meeting minutes with all suggestions and answers to questions presented.

**4) BUDGET PRESENTATION:**

- A. Curt Hendricks, Treasurer:** The Budget was sent out earlier this week so that everyone would have a copy to review. Please refer to your copy of the 2026 Budget sent via email on January 14, 2026.
1. A discussion was held regarding the Budget Expenses for 2026:
    - a) When preparing a budget, you look at the expenses first.
    - b) This is a net zero budget which means for every amount you receive, you are to put out as expenses or saved to an account for future expenses. The expenses are to meet or be equal to the income.
    - c) Our reserves are 25.62% of our expenses for 2026.
    - d) Landscaping is 44.69% of our budget.
      - (1) These 2 items alone comprise 70.31% of the Budget.
    - e) Then you look at expected expenses for the coming year from either contracts or vendors.
      - (1) Superior Association Management is 4.62%.
      - (2) Pool is 2.31%.
      - (3) Trash collection is 7.06%.
      - (4) Pest control is 1.16%.
      - (5) Utilities are 9.66%.
      - (6) The percentage of those five (5) items is 24.81% of the budget.
    - f) The total of all of these items together is 95.1% of the Budget.

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- g) This leaves us with 4.88% in discretionary items.
- 2. Expenses 2026:
  - a) Del Fee Split – this is delinquent fees applied for late payments of assessments or fees for the storage lot. This is split with Superior. This went down \$500.00.
  - b) Administrative Expenses – No change from 2025.
  - c) Administrative Supplies – reduced to \$750.00 from 2025.
  - d) Bank Service Charges – no change from 2025.
  - e) Meeting Expense – no change from 2025.
  - f) Postage – no change from 2025.
  - g) Social Expense – Increased by \$1,300.00 over 2025 Budget as the BOD approved helping the Event Planning Team offset expenses on certain of the activities such as the Christmas Dinner. These activities are for everyone in the community.
  - h) Violation letters – reduced by \$150.00 from 2025. These are included in the contract with Superior.
  - i) Website – This is an increase for set up and ongoing support to the 3 Cherry Way Website. The increase is \$4,600.00. Our current website is difficult to navigate and we are in the process of changing the format and making it more user friendly.
  - j) Miscellaneous Expense was not used so we removed \$300.00.
  - k) Landscape Contract – Increased by \$6,000.00 from 2025. There is no change in the contract but the BOD decided to just be on the safe side we would increase the cost by \$6,000.00 for items that may come up throughout the year. It was increased by an inflation factor of 3%.
  - l) Landscape Other – Added \$12,500.00 due to items outside of what our landscape contractor provides. We may have to ask him to do items outside of the contract such as trimming of trees around the perimeter of the community.
  - m) Drainage – No change from 2025. We elected that this category remain the same for 2026 so that we are covered if another drainage issue should happen this year and we will be completing the projects scheduled in 2026.
  - n) Ground Maintenance – Reduced \$55,000.00 from 2025. We reduced this category by \$55,000.00 and added part of that to Ground Maintenance – Mulch.
  - o) Fence Maintenance – Increased to \$500 so that the white fences can be cleaned every year.
  - p) Lighting Maintenance – No change from 2025 – remains at \$1,000.00.
  - q) Bldg. Maintenance – Increase for \$15,500.00. This is for all of the requests for building repairs that have been turned in and the increasing cost of maintaining the exteriors of the buildings within the community.
  - r) Concrete Repair – This remains at \$0 as we are planning on using some of the funds from the Reserve Account that was specified in the Reserve Study for 2026.
  - s) Cleaning – This expense was removed as it is listed under the Clubhouse Cleaning category.
  - t) Pest Control/Termite Bond – Increased by \$500.00 because the provider of this service increased its cost for 2026.
  - u) Paint Interior/Exterior – This was reduced by \$1,000.00 from 2025 based on the projected property maintenance that is to be done in 2026.
  - v) Plumbing Maintenance – This remains the same as 2025 at \$2,500.00.
  - w) Roof Maintenance – Reduced by \$1,000.00 from 2025 because we have performed a lot of leak repairs prior to 2026 and those pending have declined.
  - x) Other Maintenance – Increased by \$100 for 2026 from 2025.
  - y) Pool Management Contract – Decreased by \$640.

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- z) Pool Maintenance – Increased by \$2,000.00 from 2025 due to issues with the coping (caulking) around the edges of the pool.
  - aa) Pool Supplies – A reduction of \$300.00 from 2025 as the use of supplies has been reduced.
  - bb) Pool Equipment – An increase of \$50.00 from 2025.
  - cc) Pool Furniture – An increase in pool furniture requirements from 2025 due to a bid on a pool cover. The bid was very high so we decided to use that to be able to replace broken or worn out pool furniture.
  - dd) Clubhouse Expense – An increase of \$1,500.00 over 2025 for the supplies that are used in the Clubhouse such as paper towels, plates, plastic utensils, cleaning supplies etc.
  - ee) Clubhouse Cleaning – Remains the same at \$2,400.00 for cleaning the Clubhouse every 2 weeks at \$200 per visit.
  - ff) Clubhouse Furnishings – Reduced by \$500.00 from 2025.
  - gg) Amenities – Increase of \$5,000 from 2025. The amenities we are talking about here are resurfacing the pickle ball court, replacement of the net on the pickle ball court, this also includes all of the exercise equipment.
  - hh) There was no change for the following utilities from 2025: electric, gas, phone/internet and water.
  - ii) The trash removal was increased by \$7,000.00 for 2026 because Busy Bees Trash Removal increased their cost to \$3.00 per door/per month.
  - jj) Management Fees – No change from 2025.
  - kk) CPA Fees – Increased by \$500.00 over 2025 for fees associated with getting the tax exempt status for 3 Cherry Way as a Federal Nonprofit Corporation. The interest earned on our reserve funds is taxable at 30% without a tax exemption status and having that will reduce our taxes considerably.
  - ll) Insurance – Increased by \$500 over 2025. The policy has increased to \$6,000.00 in 2026.
  - mm) Legal Fees – Decreased by \$1,500.00 from 2025.
  - nn) Computer Software and Licenses – Increase to \$1,500.00 for 2026. This is for our Dropbox software which the BOD uses for our documents which can be shared with all BOD members and is on the Cloud.
  - oo) Taxes- Income/Other – This is for the actual taxes that have been applied to 2025 and will be processed in 2026.
  - pp) Other Professional Fees – This was reduced by \$1,210.00 from 2025 and will pay for another Reserve Study to be done in 2026.
  - qq) Reserve Expenses – Misc/Cont Reserve Expense - This is the amount of reserve funds that are scheduled to be put in the reserves for 2026 at \$188,600.00, which is an increase of \$34,300.00 from 2025.
3. Income 2026:
- a) Where does the money come from?
    - (1) 91.286% is from the monthly assessments.
    - (2) Other sources are minimal.
      - (a) Storage Assessment – 0.978%. No change for 2026.
      - (b) Reserve Fund – 0%. No change from 2025.
      - (c) Status Letter Fee – 0.027%. No change from 2025.
      - (d) NSF Fees – 0%. No change from 2025.
      - (e) Late Fee Income – 0.034%. Increased by \$150 for 2026.
      - (f) Clubhouse Rental – 0.034%. Increased by \$50.00 for 2026.
      - (g) Interest Income – 7.335%. No change from 2025 and remains at \$54,000.00.

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- (h) Gain / Loss – CD Market Value – 0%. No change from 2025.
- (3) The only change we have is in the dues assessment for 2026.
4. Dues History
- a) The original dues were \$150.00 per month beginning in 2010 per the CC&Rs.
  - b) In 2019, the first increase by the builder, dues were increased to \$165.00 per month – exactly 10% increase which does not require a community vote.
  - c) In 2023 the dues were increased to \$225.00 per month – increased 36.36% (\$60.00). This was voted and approved in the November General Membership Meeting.
  - d) In 2024 the dues were increased to \$255.00 per month- increased 13.33% (\$30.00). This was voted and approved in the November General Membership Meeting.
  - e) In 2026 the dues were increased by 9.80% (\$25.00) – Less than 10% increase which does not require resident vote per CCR’s, 5.04 (c) and Bylaws Section 8.2. This is the first year that the dues increase was less than 10%.
  - f) Total increase was \$130 over a 19-year period.
  - g) 3CW is cheaper than other 55+ plus communities in the area.
5. There have been three (3) meetings held by the BOD on the Budget: Open Forum Meeting 10-6-2025, General Membership Meeting 11-13-2025 where it was voted on and today’s meeting.
6. The inflation figure we used was a 3% increase.

**5) RESIDENTS COMMENTS/Q & A:**

**A) Greg Sunday, 2522 Rynbrandt Dr**

1. *Question:* What is the total amount we have in the bank account today?
- a) *BOD Answer:* The Balance Sheet total for December 2025 is \$1,481,664.31. When 3CW HOA was started, we had \$750,000.00. We doubled our net worth in 3 ½ years.
    - (1) Operating Account: \$61,299.00
    - (2) Pre-Reserve Account: \$43,732.00
    - (3) S. A. Account (Investment): \$1,374,597.28
    - (4) These figures are from December 31, 2025.

**B. John Gabor, 2375 Stardust Ct**

1. *Question:* Why are we spending \$5,000.00 on a website? We are putting less information up there then we ever have.
- a) *BOD Answer:* I don’t agree with your assessment as we are putting more and more items on the website. The information put up there needs to be better organized and more user friendly.
  - b) *BOD Answer:* The website is convoluted currently. We are in the process of getting quotes to understand what the cost will be.
2. *Question:* The total landscape budget went up another \$2,000.00 in total. Are we going to redo all the mulch this year?
- a) *BOD Answer:* It is anticipated to be done every year. Perhaps we could do half this year and then half the next year. It has been done annually.
  - b) *BOD Answer:* Many homes have the mulch washed away or deteriorated so much that the dirt is visible. We need to include this as a regular expense. The landscaper can judge as they go along and see what homes need to mulch and the amount needed may be reduced.
3. *Question:* How do we spend money out of the reserve when it has not been approved by the BOD?
- a) *BOD Answer:* This year is the first time we will be using Reserve money for some expenses. In the Reserve Study, the withdrawals are recommended for certain items each year such as landscaping and concrete repairs. When those funds come out, they don’t flow through an account like a bank. It is different kind of accounting for those type of funds. They will flow through the bank account but it doesn’t go through the income.

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**C. Jeannie Gabor, 2375 Stardust Ct.**

1. *Question:* I am questioning the \$1500.00 budgeted for the Event Planning Team in 2026. Why are we funding them? I don't think this benefits the entire community and is not an appropriate use of HOA funds. The EPT should give the BOD a full accounting of their spending and also to the community. Suggestions: have the EPT purchase tickets if there is an event they want to go. Another suggestion would be to do a special assessment that the community would vote on if they wanted to.
  - a) *BOD Answer:* Events for this community are planned by the Event Planning Team. They have made available to everyone various different activities that people can participate in. We represent all of the residents of the community. Those events are available to all of the residents, if they choose, of the community. If the HOA can help subsidize a little bit to keep the cost of tickets for certain events down and that benefits the entire community. The EPT has full records of all of the events that are held here in the Clubhouse. We do not need to put every item up to the vote of the community. The BOD will share with the community the accounting from the EPT.
2. *Question:* A question on drainage. In 2024 drainage was budgeted for \$20,000.00. In 2025, it was budgeted for \$45,000.00. This amounts to \$65,000.00. The amount approved in 2024, from your minutes, was \$44,900.00. The amount approved in 2025 was \$80,200.00, which is way over the \$45,000.00 budget. The total spent was \$125,100.00 between 2024 and 2025. Now you want another \$45,000.00 for drainage. That brings the total to \$170,100.00.
  - a) *BOD Answer:* We have disclosed during meetings that we were over budget for drainage issues. We have told you about the drainage issues in the community that have been a threat to homes and had to be fixed. These drainage issues were inherited from the builder who was aware of them when he turned the community over to the HOA. This is the result of poor engineering here in the first place. Actuals are a different item from budget altogether. You only can anticipate what you may need.
  - b) *BOD Answer:* Right now the crew is working on, hopefully, the last major drainage issue in the community. We may not use the full amount budgeted for 2026 but we cannot foresee what can happen. While they are here, they will also take care of some minor fixes in a couple of spots in the community. We do try to look at multiple options for each problem.

**D. Phyllis Wilson, 8348 Glacier Dr.**

1. *Question:* The contractor is coming back to our residence for the third time to fix a drainage issue. Shouldn't he have corrected it the first time?
  - a) *BOD Answer:* What we find at times, we do a fix for the current situation. So, the contractor has to come back and put in catch basins and larger tubes. There will be no charge to rework your area. We do not know the volume of water that will flow through these areas until a storm.
2. *Question:* Why were the minutes changed on the website to exclude the financials that were there previously?
  - a) *BOD Answer:* The BOD received complaints regarding the size of the meeting package that was sent each month. The financials from Superior were too long and too convoluted. Then we had others saying we were trying to hide the financials. The financials will be going back to the website and we have worked with Laura of Superior regarding the financial reports that they furnish us. We put up a summary each month instead of the full report. The Superior report will be posted on the website minus any personal member information along with the summaries.

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**E. Dan Okoniewski, 2228 Cashmere Ct.**

1. *Question:* Curt said that there is \$1,400,000.00 in our bank accounts right now including the reserves. My concern is that number is low and it has been too low for quite a while. As we look at our budget and look at what is going to happen. For instance, none of the utilities were increased from last year's budget. What is the number we should have, it should be a lot larger, and it will require a larger assessment.
  - a) *BOD Answer:* The reserve account also has a designated line for the end of the year that shows what should be in the reserve fund. This is all projected in the Reserve Study. Roofing replacement will not start for several years yet. The Reserve Study is on the website and it displays how much needs to be put aside in the reserves.

**F. Margaret Schultz, 8520 Christalina Ln**

1. *Suggestion:* We should be nice to one another. I think the BOD is doing a great job and the Event Planning Team does a great job too.

**G. Mark Cotter, Landlord to 3 Units in 3CW**

1. *Question:* At a General Meeting and have a quorum of the majority of the homeowners, do they have the right to override the BOD's decision on a line item on the Budget?
  - a) *BOD Answer:* No. The BOD, per the CC&Rs and Bylaws, gives the BOD the authority to determine how funds are dispersed. The Budget presented at the Membership Meeting was ratified and cannot be changed. If there is an objection to the Budget, it would have to occur during the General Membership Meeting prior to the vote.
  - b) *BOD Answer:* During the Open Forum Meeting held before the General Membership Meeting would be when we would have discussions. The Budget was approved by the community on November 13, 2025.
  - c) *BOD Answer:* The BOD is very careful about is being in compliance with our Governing Documents. This means all of the documents: CC&Rs, Bylaws, Rules and Regulations, Architectural Standards and Guidelines, Landscape Standards and Guidelines and State Statutes.
2. *Question:* It is unbelievable that the majority of homeowners who do not agree to a line item such as mulch cannot voice their objections.
  - a) *BOD Answer:* Regarding the mulch, we had to budget for it but that doesn't mean we will spend it. Maybe we won't mulch the entire community. Feel free to solicit. Send the BOD emails. You elected us to run the community to the best of our abilities. We need to have positive input from the community.
3. *Question:* Is there any legal recourse back to the builder?
  - a) *BOD Answer:* There could be, however, knowing the builder, with the money we overspent on the drainage issues in the community. We could have sued him but he has deep pockets and the suit would be in court for 2 to 3 years. The community would have had to spend a great deal of money for legal representation, which we would never get back. Instead, we went with getting the repairs done.
4. *Question:* Concerning the dormer issue, can the community vote to be able to submit requests for reimbursement of the costs they spent on dormer maintenance?
  - a) *BOD Answer:* Currently, the BOD has been getting quotes from vendors to fix/perform maintenance on the dormers. An email will be sent out next week that we are having a Special Meeting on Dormers in the next couple of weeks. We will share with you the information and recommendations from the BOD.

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**H. Jeannie Gabor, 2375 Stardust Ct**

1. *Question:* The mulch line item, is this contracted already? The reason Mark called this meeting was to submit suggestions. You have stated that you want good suggestions, which the community does not know what a “good” suggestion is. The mulch is listed at \$38,000.00, divided by 200 units is \$190.00 per unit per year. That’s \$16.00 a month. You can go to Lowe’s and purchase mulch and spread it yourself. Why can’t you hire a local kid to spread the mulch? You could purchase the mulch in pallets and everyone could go to that location and pick up bags of mulch.
  - a) *BOD Answer* – Laura Marx of Superior Association Management spoke to this issue of hiring an uninsured person. The BOD cannot have uninsured persons working for the community. The contractor’s price for the mulch includes the labor to have it spread throughout the community. There are ways of applying mulch other than wheel barrel it in but it will be messy and you will not be happy.
  - b) *BOD Answer:* It is this BOD’s position that any contractor we use has to be insured. The contractor has to submit particular information regarding insurance to the BOD. We do not want a lawsuit to come back at us for uninsured people working in the community. It is preferable that people who do want to mulch their own area submit a request to the BOD so that we have consistency in the appearance of the mulched areas. A couple of years ago, people were putting down their own mulch and the mulch used was inconsistent in color. The \$38,000.00 was the figure from 2025. We may not spend all of that this year. Last year it took a lot of mulch because there had not been mulch spread in two years. The contractor spread 450 cubic yards of mulch in 2025.

**I. Charles George, 8337 Glacier Dr**

1. *Comment:* I notice that people are objecting to the monthly dues we have to pay. In 2024 to 2025, our reserve input went up by \$35,000.00. We are required to keep the reserves funded at 100%. Every year we will have at least a \$35,000.00 increase in reserve funding. When you go to sell your property, you will be questioned on if you are funded. We need the reserve funds to pay for upcoming replacement of roofs, maintenance of roads, etc. The reserves are our money. When my roof needs replacing, I will need those reserve funds to pay for that. You should expect every year to have an increase in cost to pay for our community future maintenance.
  - a) *BOD Answer:* One of the things that is built into the Reserve Study is earnings at 2%. We are currently getting close to 4% on our investments. All of the CDs pay monthly and these earnings are rolled back into further investments. We are a little bit ahead of the game. We had an estimate on what it would cost to replace the roof on one building, which is \$52,000.00. The reserve funds are equity.

**J. Karyl McClellan, 8328 North Star Ct**

1. *Question:* There was an issue with the ballot not matching the agenda in the number of initiatives presented to the community. It did not match.
  - a) *BOD Answer:* It was a mistake and it won’t happen again.
2. *Question:* What happened to the pest control that we paid for separately in previous years?
  - a) *BOD Answer:* It is part of your dues. The BOD rolled that amount for pest control into the dues so that we no longer have to do an extra, separate payment each year for that line item. We have to do the pest control each year to keep the termite certificate valid.

**K. Steve Sarcinella, 2258 Early Robin Dr**

1. *Question:* I want to thank the BOD for what you guys do. I also want to thank John Gabor and his group because we need people at each end. Our landscaping is a ridiculous price to pay at \$200,000.00. Why aren’t we looking at other landscaping companies? We’ve been told that there is nobody out there that does landscaping.

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a) *BOD Answer:* Yes, there are other landscaping companies out there. We have had quotes from other contractors. Some companies refused to submit a quote because there is too much work here. It takes about a year for a contractor to become accustomed to our community. It takes understanding how much time is required, how many crews to send out, how many people for each crew, equipment needs, etc. Changing landscapers every year is not the best path. All of the HOAs have major costs associated with landscaping. We did get a quote from another landscaper and it came within a couple of thousand dollars. The BOD felt that we didn't want another company going through the learning curve. However, it is our due diligence to go out and seek other quotes.

(1) *Laura Marx, Superior:* I have 11 communities that I serve. Landscaping is the largest expense for these communities at 50% of their income and even more. This is a high-maintenance community.

2. *Question:* Regarding the drainage work that has been done over the past couple of years, who is qualified to talk to the drainage company to determine what size pipes, valves, etc.? We get heavy rain at times in North Carolina. I would put in a 12" pipe instead of a 4" pipe so that I wouldn't have to come back and dig it all up again. The BOD may not have the experience in drainage projects but I do and would have been happy to talk to the contractor.

a) *BOD Answer:* We have learned what it takes to fix these drainage issues. Hopefully, the current work will be the last drainage fix for the community.

**L. Margaret Schultz, 8520 Christalina Ln**

1. *Comment:* I have noticed each year that my mulch area gets larger because of the way the landscaping company trims the grass along the mulched areas.

**M. Karyl McClellan, 8328 North Star Ct**

1. *Comment:* A friend of mine just purchased a home here in 3 Cherry Way. She was reluctant to buy the home because she said that everywhere she looked at the mulched areas were washed out and dirt was showing. I convinced her to buy because I knew that there would be addition mulch put down each year. The mulch goes to curb appeal.

a) *BOD Answer:* Last year Lincoln Landscape did a hard trim on all of the shrubs. The shrubs have never been cut back to a manageable size. At the end of Sonata the shrubs were overhanging the street. That was part of the contract. It took a lot more time and money than what they originally anticipated.

**N. Phyllis Wilson, 8348 Glacier Dr.**

1. *Question:* I am questioning the \$1000+ for the Event Planning Team and other items in the Budget. We should be trying to keep the assessments low. If some of these things were eliminated and put towards other items such as repairing the dormers.

a) *BOD Answer:* Keep in mind that the Budget line items there doesn't mean we will spend that money. Some items are a "place holder" for now. Decisions are made as we go through the year and we take the community comments made known at these meetings into consideration. We are going to produce a list each month of what the BOD has approved and the status of those items. This will be posted on the website.

**O. John Gabor, 2375 Stardust Ct**

1. *Question:* Is the work going on at the entrance to 3 Cherry Way a rework? This is the second time that that contractor has worked on that area?

a) *BOD Response:* Partially. They are adding catch basins and putting in larger tubes to drain that area, especially for a downpour rain. We don't know what size of pipe needs to be put in the ground because you don't know what the volume of water that area was experienced before the drainage pipes were put in.

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**P. Dan Okoniewski, 2228 Cashmere Ct**

1. *Question:* I thought I heard the roof replacement cost for one unit. What is that number?
  - a) *BOD Response:* We received a quote for replacing the roof on one building by the contractor who fixes roof leaks in the community. That cost is \$52,000.00 for one building.
2. *Question:* There are people living in this community who made their livelihood through roofing. Were any of them consulted about the \$52,000.00?
  - a) *BOD Answer:* We asked the contractor to give us a price of replacing the roof for one building. We did this so we would have a figure for roof replacement for when we reach the need/time of replacing roofs. When it is time to have a roof replacement, the BOD will seek other quotes from other contractors as well as the one that has done the leak repairs. If you know of people in the community with roofing experience, please email the BOD so that we know who they are. We are always open for assistance.

**Q. Mark Cotter, Landlord to 3 Units in 3CW**

1. *Question:* I read in the Governing Documents that a super majority vote and an extensive process the Budget can be changed. As the homeowners bring up hot issues like the landscaping, the BOD doesn't just say that this is what we are going to do. Instead, present to the homeowners in a General Meeting to vote on by the homeowners. Give the homeowners choices of contractor and prices for landscaping.
  - a) *BOD Response:* The time for those discussions would have been at the Open Forum Meeting on October 6, 2025, on the Budget. The Budget was out prior to the Open Forum. That's where concerns need to be raised before the General Membership Meeting when the vote on the Budget took place. Now the Budget has been ratified so it cannot be changed. We are dictated by our Bylaws that we have to present it at the November General Membership Meeting. Those Bylaws also say that we have to have the Budget out 30 days prior to the meeting. The Budget starts to be put together using actual numbers only through August of this year. The BOD has no idea what the actual expenses will be at year-end. The Open Forum Meetings are held to have the community come in a voice their concerns and questions at that time before the Budget is ratified.
  - b) *Laura Marx, Superior Association Management:* I watch this BOD very carefully. They are very careful regarding dates when they need to get things out. I have other HOA's that wait until December to do their budget for the next year. I need the budgets in as soon as possible because coupon books need to be out in December for the next year. We had a problem this year with our third party vendor that mails the coupon books. They got backed up in December and the coupon books were sent out late. Superior had 3CW's Budget in on time for us to get the coupon books orders into the third party vendor. The BOD meets on every Tuesday, which is a lot. Other HOA's are lucky if they meet once a quarter. Perhaps you can use a suggestion box for your concerns and questions. I would be happy to address the more detailed issues for you.
  - c) *BOD Response:* There is a suggestion box here in the Clubhouse so that everyone can drop off a suggestions or questions. You can also email us at [3cwhoa@gmail.com](mailto:3cwhoa@gmail.com). We monitor that email address every day. We share with the BOD every email that is received in that general email.

**R. Jeannie Gabor, 2375 Stardust Ct**

1. *Question:* Yes there was an Open Forum but if you are out of town or have an appointment, etc. You may not be able to attend the Open Forum Meeting. There are several people that didn't know that the assessment was raised to \$280.00 per month. My point is that yes, you had the October meeting but you cancelled the November community BOD meeting. Therefore, any concerns or

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS  
SPECIAL MEETING MINUTES OF JANUARY 16, 2026**

questions we might have had the opportunity to raise our voices at that meeting about the Budget prior to the Budget ratified. When it was time to vote, the meeting was opened at 1:00 PM and all discussions were stopped at 1:30 PM. There was really no chance for the community to go back and ask questions. There was expenses that were over budget quite above. The BOD gets combative if we ask questions. What makes people angry is we are not allowed to speak to get their entire thoughts put forth to the BOD. The person is interrupted during their time to speak out when you feel the time limit is up. The Bylaws for 2025 stated that the BOD is to have twelve monthly meetings on the second Tuesday of each month. The BOD cancelled two of these meetings.

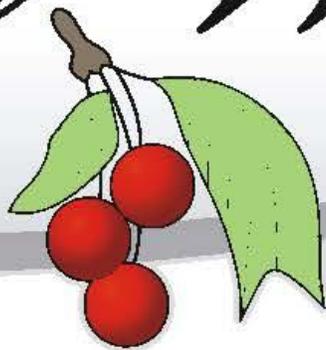
- a) *BOD Response:* You stated that those who had missed the October Open Forum Meeting in October were not given the chance to voice their concerns and ask questions prior to the General Membership Meeting. The November meeting is the General Membership Meeting. Per the Governing Documents the November Membership Meeting is the November meeting. The BOD cancelled the meeting on the Tuesday before because there were the two directors that had family emergencies and a third director was sick. We wouldn't have had a quorum.
- b) *BOD Response:* Jeannie you had good points. Everyone should communicate with each other respectfully. We could have done better in October and we are working on that.

**S. Diane Hendricks, 8505 Van Ct.**

- 1. *Question:* I know that the drainage project at the west end of the development was done three times before it was fixed. The HOA has probably spent at least \$100,000.00 worth of the HOA's money on fixing issues that the builder should have taken care of before turning the community over to the HOA. Giving \$1500.00 to the Event Planning Team seems inconsequential when looking at all they do for the entire community. You say that not everyone takes advantage of what they present to the community. These events are open to the community. Not everyone uses the pool but we pay for it for those that do. You say the BOD is not polite. The BOD has been attacked at several meetings. People have been vile and nasty to the BOD. We need to communicate with our neighbors with respect. Going forward, it needs to be civil.

**6. ADJOURNMENT: M. Barnes/C. Dubac: Adjourned the Special 3CW HOA BOD Meeting January 16, 2026, at 12:05 PM.**

*3 Cherry Way*



## **Special Meeting Agenda:**

- **Call to order**
- **Roll call verification**
- **Present meeting agenda**
- **Special meeting subject explained**
- **Budget presentation**
- **Residents Q&A – 3-minute limit**
- **Adjournment**

## **Special Meeting Guidelines:**

- **Meeting will be recorded.**
- **Sign-up sheet for those who want to speak**
- **This meeting addresses questions listed in the petition**
- **Robert's Rules of Conduct are in effect**
- **Hold questions and/or comments until the BOD presentation is completed**
- **All who wish to speak must have an opportunity to speak once, before speaking a second time**
- **Questions/comments unrelated to the meeting subject will be deferred to a later time**
- **How many petitioners are in attendance**

**TO:** 3 Cherry Way Board of Directors  
Karry Brockman, President  
Cindy Dubac, Vice President  
Curt Hendricks, Treasurer  
Patricia LaCourse, Corresponding Secretary  
Marge Barnes, Recording Secretary

RECEIVED  
BY CD DATE 12/18/25

**FROM:** Mark Cotter  
8090 Claude Gilbert Trail, Denver, NC 28037  
Owner of Lots: 057,065,163  
Email : cottermarkb@gmail.com

**DATE:** December 18, 2025

**RE:** Special Meeting Request by 3CW Homeowners

In accordance with 3CW Bylaws Article 3-4, I am presenting the 3CW BOD with a request for a Special Meeting regarding the 3CW 2026 Budget as presented in the 3CW General Meeting Notice of 11-13-25 (Attachment #1), also known as 3CW 2026 Budget Expenses and 3CW 2026 Budget Income with Categories, Sub-categories, and sub-category dollar amounts, with the agenda as outlined below. Attached is petition for the special meeting signed by a minimum of twenty (20) members which represents at least ten percent (10%) of lots in 3CW, as requested by the signed homeowners. Each signature was obtained upon their review of Purpose of Meeting and Agenda on the topic:

- 1) A detailed explanation/review used to determine the dollar amount listed for the eight (8) 2026 Budget Expense Categories and all listed sub-categories. This review shall include all operating cost data, proposed contract costs, & project description, location & costs. It shall include an explanation from 3CW BOD on rationale to determine any cost increases/decreases between the 2025-year end estimated expense and the 2026 budget.
- 2) A detailed explanation/review that the BOD used to determine the dollar amount listed for the one (1) 2026 Budget Income Category and all listed sub-categories. This review shall include all revenue data, including carryover amounts from 2025. It also shall include an explanation from 3CW BOD on rationale to determine any increases/decreases between the 2025-year end estimated income and the 2026 budget.
- 3) Comment, question, and answer time for all Members present at the meeting to speak and express any concerns after each major category agenda item is presented by the BOD. The signed petitioners recognize that this meeting may present disagreements, so the BOD may not prematurely close the meeting until all Members have had an opportunity to voice their concerns and make their suggestions if so desired.
- 4) Commitment by the BOD to publish meeting minutes with all suggestions, as well as scheduling a follow-up meeting within 90 days to detail BOD actions resulting from Member suggestions from this meeting.

Accordingly, the 3CW board must schedule the special meeting within thirty (30) days of receipt of this request and shall deliver notice to the membership not less than ten (10) days before the date set for the meeting.

**“ . . . a request for a Special Meeting regarding the 3CW 2026 Budget as presented in the 3CW General Meeting Notice of 11-13-25 . . . “**

**1) “A detailed explanation/review used to determine the dollar amount listed for the eight (8) 2026 Budget Expense Categories and all listed sub-categories. . . “**

**2) “A detailed explanation/review that the BOD used to determine the dollar amount listed for the one (1) 2026 Budget Income Category and all listed sub-categories.“**

**3) “. . . Comments, questions, and answer time for all Members present at the meeting to speak and express any concerns . . . “**

**4) “. . . Publish meeting minutes will all suggestions . . . Schedule a follow-up meeting within 90 days to detail BOD actions . . .“**

**Note: Depending on the outcome of the meeting this may not be necessary**

## Expenses by Category:

- Contract..... 1.284%
  - Landscape.....**44.69%**
  - Building/Maintenance..... 6.33%
  - Recreational..... 1.41%
  - Administrative..... 8.69%
  - Reserve Expenses.....**25.62%**
- 

**Note: Reserves & Landscape = 70.31%**

**Service Contracts and Vendors:**

- **Superior..... 4.62%**
- **Pool..... 2.31%**
- **Trash..... 7.06%**
- **Pest Control..... 1.16%**
- **Utilities..... 9.66%**
- **Total.....24.81%**

**Summary:**

- **Landscape.....44.69%**
- **Reserves.....25.62%**
- **Contracts & Vendors.....24.81%**
- **Total.....95.12%**

**Note: 4.88% for discretionary spending**

## Income Summary:

- Home Owner Assessment.....91.29%
- Storage Assessment.....0.99%
- Status Letter Fee.....0.03%
- Late Fee Income.....0.34%
- Clubhouse Rental.....0.03%
- Interest Income.....7.34%

**Note: HOA fees represent 91.29% of the HOA's total Income**

## **Conclusions:**

- **HOA fees represent 91.2869% of the HOA's total income**
- **The projected income is based on HOA fees of \$280 per month beginning January 1, 2026.**
- **This is an increase of \$25.00 per month or 9.80%**
- **Inflation factor used was 3%, so net increase is 6.80%**

*3 Cherry Way*

