

**3 CHERRY WAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES OF FEBRUARY 13, 2024**

1. CALL TO ORDER:

The meeting was called to order by T. Smith February 13, 2024, at 9:30 AM in the 3 Cherry Way Community Center. T. Smith informed the group that the meeting was being recorded to ensure quality and accuracy in our minutes.

2. ROLL CALL:

A roll call was taken of the Board of Director members by M. Barnes, Recording Secretary. As indicated below, there were five directors in attendance, 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. AGENDA APPROVAL:

A. J. Dellinger/J. Mercier: Motion to approve the meeting agenda (With additions or deletions)
Passed, unanimously.

4. APPROVE MINUTES:

A. J. Mercier/K. Brockman: Motion to approve the January 9, 2024, 3CW Standard BOD Meeting Minutes.
Passed, unanimously.

5. OLD BUSINESS: None.

6. NEW BUSINESS:

- A. K. Brockman/M. Barnes: Receive and File Resolution Without a Meeting and the Conflict of Interest to hire Coffey Lovins & Company, PLLC to prepare 2023 Income Taxes. Passed, unanimously.
- B. J. Mercier/J. Dellinger: Review and approve the Violation Compliance and Enforcement Policy and Procedures. Passed, unanimously.
- C. M. Barnes/J. Mercier: Review and approve the Fees/Fines Schedule. Passed, unanimously.
- D. J. Dellinger/J. Mercier: Review and approve the Voting and Election Policy and Procedures. Passed, unanimously.
- E. K. Brockman/J. Dellinger: Review and approve Bean Brothers contract to fix the landscaping at Vandalay and Vogue at a cost not to exceed \$550. Passed, unanimously.

7. TREASURERS REPORT (K. BROCKMAN)

- A. K. Brockman/J. Mercier: Receive and file Superior Mgt. December 2023 financials documents.
 - 1. The December 2023 Summary of the financials: On the Operating Income we were pretty much on budget at about \$3,000.00 over.

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2. On the expense side, all of the categories were on budget with the exception of two (2). On Landscaping we were over budget by a little over \$6,000.00 and on Recreational we were over \$17,600.00.
3. The net of this was we were still under our budget of \$396,850.00 compared to our actual expenses of \$331,000.00. This was a difference of \$65,400.00.
4. Net income was \$231,740.00 vs. the budget of \$161,370.00.
5. On the asset side:
 - a) We ended the year with \$120,423.00 in the SouthState Operating Account.
 - b) We ended the year with \$10,524.89 in the SouthState Pre-reserve Account.
 - c) We ended the year with \$987,573.00 in the Investment Accounts, which are the CDs with S. A. Stone.
 - d) Total Assets Year End: \$1,100,000.00.
6. We made a contribution of \$110,000.00 to the S. A. Stone Investment Account in 2023.

Passed unanimously.

B. M. Barnes/K. Brockman: Receive and File S. A. Stone Quarterly December 2023 financials documents.

1. The year-end S. A. Stone Investment Account, as previously reported, has \$987,573.00 for year-end December 2023.
 - a) At the end of the month of December 2023, we had 4 CDs overall.
 - b) This is in compliance with what we were targeted to do for 2023.

Passed unanimously.

8. OFFICERS' STATUS REPORTS:

A. T. Smith, President:

1. Reminder, we have our annual meeting coming up in May. There will be three (3) positions on the Board that will have to be filled in the election, whether reelection or a new person. The last date you can turn your candidacy application in is March 31, 2024.
2. During the May meeting we will be looking at any revisions to our CC&Rs. To revise our CC&Rs, it requires 67% of the total Association members to vote for the changes to be passed. It's very difficult to be able to get that many people to show up at the meeting to vote. At our last meeting, John Gabor came up with the suggestion to have the meeting here in the clubhouse with an extended time for people to come in and vote and leave. We are in discussions now with our legal counsel to see if that is legal. We are looking at how we can do that and maybe make the meeting run differently and allow for more people to come and vote and make those needed changes to the CC&Rs.
3. The Board is looking at some CC&R amendments. At the March meeting we will be ready to get those out to everyone and start having everyone look at them. The Association will look at them and decide what is good or bad. We will schedule an Open Forum Meeting to discuss the suggested amendments.
4. We had a question during the January 2024 meeting from Phyllis Wilson regarding if the spouse of a Board member could be on an Ad hoc Committee. We went back and reviewed that. The restriction is on Standing Committees only. According to our Rules and Regulations and other Governing Documents, it is okay for the spouse of a Board member to be a member of an Ad hoc Committee.
5. Reminder that we have a leash rule in the community. Lincoln County does not have a leash law overall. They have a leash law for certain communities that are registered with the County. We are not one of the registered communities as of yet. We are looking into getting the Community

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registered and if we want to do it. However, if you are approached by an aggressive dog, you can call 911 and they will get in touch with Animal Control in Lincoln County. We do have some loose dogs here, but I think they actually belong somewhere else.

6. Lastly, we do have our Reserve Study Open Forum meeting tonight to discuss what is in the study and how it affects the Association.

B. J. Dellinger, Vice-President:

1. January and February are not busy months for the landscaping, which is not active like spring and summer.
2. Marge Barnes has put copies of commonly used forms in the library for those of us who are old and would prefer not to use a website. She also has put copies of the Bylaws, Covenants, and the Rules and Regulations in a binder in the library.

C. K. Brockman, Treasurer:

1. The Reserve Study. Once we finish our meeting this evening, there will be a copy of the Reserve Study on the website in pdf format so that you can download it and study it. It is fairly lengthy and detailed.
2. The Audit Committee is imminent to finish the audit of the 2023 financials. There is a requirement, per the Governing Documents, that an audit be completed by February 28 of every year. The Board chose to do a self-audit. The Audit Committee has completed the audit and will be presenting to the Board the final documentation before the 28th of February.
3. This evening the major highlights of the Reserve Study will be discussed.

9. RESIDENTS COMMENTS/Q & A:

- A.** Karen Newman, 8769 Vandalay Dr., I am concerned that the Clubhouse is not being locked overnight. There used to be a neighbor that came over every night and locked it. The concern is that since we have heard that people were trying to get into our garages using the keypads and then someone tried to get into the mailboxes. If someone came by and found the doors to be opened, they could come in and take whatever they wanted, and we have our personal information locked in the HOA BOD Office. This is a concern that affects everyone living here. Perhaps the HOA can come up with a plan to make sure that the doors in the Clubhouse are locked nightly. If we could just have someone come and make sure the doors are locked every night. Also, is there lighting at the mailboxes? *BOD Comment: T. Smith:* We have asked our attorney about installation of security cameras, and we have been given some guidelines on installing these cameras because they cannot infringe upon other peoples' homes. We will be looking at what security system we need, where does it need to be installed, and how does it need to be in operation. That does not solve the issue of the door not being locked, at least if we had security cameras and a sign that says security cameras in use, it may deter some from entering. If I am in the Clubhouse and it is starting to get dark, I lock the door, but I don't lock the doors during daylight hours. *BOD Comment: J. Mercier:* There are motion sensor lights installed on both sides of the mailbox building that are working. As for the doors, I don't understand but from time to time the side door and back doors have not been latched. To do that you have to align the door with the holes and then pull the handle up and that sends the bars up or down.
- B.** Susan Ocepa, 8769 Vandalay Dr., Is there a way to put the Clubhouse door locks on an automatic timer or something of that effect? *BOD Comment: T. Smith:* We would have to look at that. David Kelly reported that the doors can be locked from an app on a phone. However, if someone is in the Clubhouse, they will not be able to get out. *BOD Comment: J. Mercier:* Also, we need to be aware of the other doors in the Clubhouse that are not normally used to go in and out. The other doors have

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been unlocked. If those are used for anything such as putting trash in the garbage can out back, we all need to remember to lock those doors, the doors that are on the pool side and the door in the exercise room that leads out back. *BOD Comment: T. Smith:* What we all need to be conscious of is the fact that the building is vulnerable, and we will collectively be paying for damages and losses.

- C. Curt Hendricks, 8507 Van Ct., Regarding the December financials, it is on the positive side. Forty-One percent (41%) went to savings. So, I think we are doing a very good job of putting money away for our future. Also, accounts receivable at the end of December was \$795. We are keeping up on the dues. There are no outstanding late dues here.
- D. John Gabor, 2375 Stardust Ct.,
1. Why did the HOA pay for sewer line repairs? *BOD Comment: T. Smith:* There were multiple homes involved, and we made a judgement call trying to figure this out. We don't know where the sewer lines run and where they connect. The homeowners blamed one another for stopping up the sewer line(s). It turns out that it was mud, so no one really stopped it up. J. Gabor: Why did the HOA get involved in the sanitary sewer between homes? Normally, if you own a home, you are responsible for maintaining the sanitary sewer lines from the home to the city/county sewer lines. If a water line breaks, is the HOA going to do that? The owner(s) are responsible for the sewer, water and electrical lines to their homes. *BOD Comment: T. Smith:* We are looking at defining what the HOA will be responsible for. We have put this question to our attorney to help us define what the HOA does vs. the homeowner. The water supply lines have a clear delineation, which is the meter as well as the electrical. *BOD Comment: J. Dellinger:* Karry and I have been to Lincolnton, we have made phone calls, and we have no idea where these service lines are. This particular situation is interesting because every plumber I have ever talked to, and every sewer engineer I have ever talked to says that sewers do not run uphill. In this situation, it did. We found out that none of these lines were inspected, and Lincoln County says we do not know where the sewer lines are, and we don't care. It's a far more complicated situation than trying to find out who is responsible for the sewer lines because we need to find out where they are first. Also, how do you run sewer lines uphill. *BOD Comment: K. Brockman:* An addition to what J. Dellinger just said and a point of clarification, we do have a county map showing the main county sewer lines. What we don't have is any map or information is the lines that run from the county sewer lines to reach to the homes. They have no records showing lines going from the main sewer to the quads.
 2. J. Mercier – Could you put out a clearer explanation of what you changed in the Voting and Election Policy and Procedures? *BOD Comment: T. Smith:* The plan is to get that information out.
 3. The Clubhouse door situation. The only way to fix it is to replace the doors with panic-bar doors. Then they could stay locked all of the time and you can get out from the inside.
- E. Jim McClellan, 8328 North Star Ct.,
1. For the election coming up, is it for a one-year or a two-year term? *BOD Comment: T. Smith:* It is for a two-year term. The way it was set up originally was that the top two candidates that got the most votes were voted in for two years. That would be myself and Jim Dellinger. The other three were voted in for one year. Now going forward, every election will be for a two-year term. They are staggered so that this year you will vote for three positions and next year you will vote for two positions.
 2. The Violation Compliance and Enforcement Policy and Procedures. I go on trips frequently for three to four weeks at a time and my neighbor goes on trips for months. If I received a notice via

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USPS mail, I would not see it for at least twenty-one days. Can there be an allowance to extend that fourteen days because of extenuating circumstances? *BOD Comment: T. Smith:* We can look into that. Your neighbor, for instance, has signed up for an email that he gets every day and shows him what is in the mail for that day. The other day the termite invoice came in. He texted me telling me that he was getting something from Superior, but he didn't know what it is. I checked and let him know what it was. I suggest you contact the Post Office about getting that email every day and have someone here be your contact so that you can take care of it as soon as possible if anything does come up.

3. The planting moratorium is from February 15 to April 15, 2024, which is the prime planting time to put in flowers/annuals. *BOD Comment: T. Smith:* That is also the prime time for planting bushes to take advantage of the spring rains. Hopefully, this is a one-time deal to get us through this time when we had all those dead bushes. I do know that the Ad hoc Committee is working very diligently. I have seen them out there taking pictures and taking notes on what is in the landscape now. We may have to plant flowers a little later and water them a little more. I understand your point. *BOD Comment: J. Mercier:* Just for this year, we are trying to get an inventory of bushes that got pulled out, what is in there and what is missing. We wanted to get an inventory of what we had because if we didn't do this more bushes or trees may get planted. Then, the Ad hoc Committee will come up with a plan of what to plant where and find a new bush or tree that wasn't there during the initial inventory. The flowers may be planted right where we wanted to plant a bush. The whole community has a number of issues. For instance, the new area vs. the old area. There are differences that we need to know. The whole community does not have the same plantings around their home.

F. Karyl McClellan, 8328 North Star Ct., Regarding the sewer issues, if you use a lot of grease and put it down your sink it will affect the line that you share with a neighbor. Grease should never be poured down the drain. The other item that should not be used are the so called "flushable wipes". They should not be flushed down the toilet because they will not deteriorate like toilet paper. The use of those wipes will stop up your sewer line as well as everyone else's. *BOD Comment: T. Smith:* At this point, we are trying to find out where responsibility ends for the HOA vs. the homeowners. A homeowner has already pushed back and insisted that we have an attorney opinion because they have contacted their attorney.

G. Melanie Mellenthien, 2227 Cashmere Ct., I belong to the Landscape Management Ad hoc Committee along with Pat Mercier and Cindy Dubac. We have now canvassed 28 buildings, 112 units, in the community. We have drawings and pictures of each unit, so we know what is planted in everyone's common area space around their home. We are compiling all of the information into a spreadsheet to know what we have in the entire community. We don't care how something got there, just what is actually there now. We are also looking at the drainage issues throughout the community with the new section having the worst drain issues. We have a predominance of dead bushes or bushes that have been pulled out in the old section. We are not going around to point fingers; we are trying to have it so that the whole neighborhood looks good. We will all have the ability to personalize part of our garden area without killing bushes. We noticed that there are some people who did not clean out their garden after the cold weather arrived. Pots should be removed as well as removing the dead plants, debris, etc. out of their gardens. We will put together plans that we will put forth to the Board for their use. *BOD Comment: T. Smith:* This is part of your Ad hoc Committees doing work for the community that we can't get to or know what we are doing, so we have people doing that for us via the Ad hoc Committees.

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- H.** Robert Teague, 8245 Lambert Ct., My wife and I are sponsoring an alpha group in our home from the middle of March until the middle of May. The group will only have six (6) people. This involves people in our community and not from outside of our association. This alpha group is for people who have questions about the Christian religion. We will be preparing a meal for the group and the group will view a video, and then there will be a session for questions. I would like to put this on the Facebook page. *BOD Comment: T. Smith:* Have your group(s) be considerate of the neighbors as far as parking for evening sessions. The Facebook page is not handled by the Board, but by Frank and Donna Colleto. You need to check with them about posting information on the Facebook page.
- I.** Cindy Dubac, 8350 Ulster Ct., K. Brockman, when you were going over your numbers, you said we were over budget by approximately \$20,000.00. I was wondering what this was. *BOD Comment: K. Brockman:* Recreational was over by \$17,600.00. Most of that was due to the furniture that was purchased for the Clubhouse including the pool table and also included the acoustic tile on the ceiling.
- J.** Rich Lodge, 2505 Tulare Ct.,
1. How was the company chosen to do our 2023 taxes? *BOD Comment: K. Brockman:* We asked Superior to recommend accounting firms to do our taxes. They gave us three (3) different local CPA firms. We vetted all three (3) of them and selected based on the vetting. The reason we use accounting firms that Superior is familiar with is that it makes it easier when transferring all the records back and forth between the management company and the accounting company. We talked to all three (3) companies and determined what they were able to do in a timely fashion and had prior experience working with an HOA.
 2. Concerning the Rules and Regulations and the penalties that you produced, every community has to have them and the need to be consistent in following them. Did you have an attorney vet these items? *BOD Comment: T. Smith:* The first thing is we did not change the Rules and Regulations. We needed something in place that would allow us to enforce Rules and Regulations. It had to be something that said: If you do something wrong, according to the Rules and Regulations, and John Doe does something wrong then you are both treated the same way. This is just a policy and procedure that states how it will be managed and the fines/fees that will be assessed. *BOD Comment: J. Mercier:* According to 47F, the Planned Community Act for North Carolina, is part of this document that got passed.
 3. The one thing I saw missing is any way to allow for foreclosure if a person is really, seriously delinquent. *BOD Comment: T. Smith:* North Carolina law, 47F, does allow for foreclosure. One of the things that we are checking into is that North Carolina is in the process of changing HOA laws. They are making several changes. One of them is about solar panels on the roofs. There was an attempt last year to change the CC&Rs to not allow solar panels because they're not necessarily attractive. You can't just not allow solar panels. Our attorney has informed us if we take it to court, the rule would be to allow the solar panels. However, there is a provision in the law currently that says you can restrict the location of the solar panel. So, we said that the solar panels could only be put on the back side of the roof. We all know that we don't have a backside because it is someone else's front. That provision may also be removed from the North Carolina statute. They're also changing the foreclosure in that statute to make it more difficult to do. We do have that provision in our Governing Documents to foreclose on someone who does not pay their dues for a year or more. *BOD Comment: J. Dellinger:* There is pending legislation, however, it is an election year, and it will affect what the legislature will do. The pending legislation will change the procedure on foreclosures. Normally, you would foreclose the way a bank does or anyone who has a lien on their property would foreclose. I don't think that the change will be detrimental to us. There is a HOA that is assessing a \$10 fine on someone whose

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truck is too long that I just read about. The truck owner ends up with accumulated fines of \$1400.00 and the HOA foreclosed on his property. That is what the legislature is trying to prevent. The Board has no interest in foreclosing on a property unless they say that they are not going to pay their dues. Then, it would be incumbent upon the Board to initiate any process that is allowed by this legislature.

- K.** Donna Kelly, 2230 Cashmere Ct., My concern is the Clubhouse. My issue is not everybody thinks we need to keep our Clubhouse clean. I have complaints of crumbs on the floor and the small trash cans in both bathrooms overflowing. We have a trash can in the kitchen where you can take the small trash cans from the bathrooms and empty them into it. If the trash can in the kitchen is overflowing, take it out. Gayle Foster and I try to get in here to do things, but there is only two (2) of us to do this. We need the community to pitch in to keep the Clubhouse clean for everyone. There have been several times that the bathrooms are really a mess and no one cleaned them up. *BOD Comment: T. Smith:* I had spoken to Busy Bees about them coming around the Clubhouse and picking up the trash can in the back, and that way no one would have to remember to bring it out to the front. If the trash can does not get picked up and it is left at the back of the Clubhouse, please let the Board know and we will talk to Busy Bees.
- L.** John Pellegren, 2334 Sylvia Ct., I check the trash can at the Clubhouse on Thursday. If there is only one (1) bag in the trash can, I pick it up and put it in Gene William's trash can at 8891 Sweet Cherry Ln. with his permission. If there is two or more bags in the trash can, I roll it to the front of the Clubhouse in time for pickup.
- M.** Dan Okoniewski, 2228 Cashmere Ct., I have one item and that is landscaping expenses. That is the largest operating expense in our community. It is approximately 35% to 40% of our expenses for the community. I presume that the budget for 2024 is our best estimate of what the cost for landscaping will be this year. If the Board approves, the Board has some autonomy as to what they will do vs. what they do not want to do, especially with reference to what we are trying to do with the bushes and trees and a new landscaper, whom I am assuming will be good. I would like to request the Board to do one thing. I know you are doing the financial documentation, and you will continue to do that. I would like to request if there is something that needs to be done and Board approved for landscaping and was not in the 2024 budget, please designate that item with an asterisk (*) by that item on the financial reports. *BOD Comment: T. Smith:* Are you talking about the financial document that K. Brokman produces and explains every month regarding the expenses and income there would be some indication that that was not on the original budget? Dan Okoniewski: Something of that nature, yes.
- N.** J. Gabor, 2375 Stardust Ct., Wouldn't it have to be approved by the Board? Anything outside of the contract would have to have Board approval, correct? If there is anything, such as the small landscaping repair on the agenda today, would require Board approval. *BOD Comment: T. Smith:* Anything that is over a contract would have to have Board approval. *BOD Comment: J. Mercier:* There is a maintenance line item in the budget that pertains to different maintenance issues that happen in the community. Drainage issues or fixing a landscape issue must be approved by the Board but comes out of the line item for maintenance. *BOD Comment: T. Smith:* To Dan's point, and I agree 100%, the Board is responsible to the community to know where all of your money is being spent.
- O.** Curt Hendricks, 8507 Van Ct., One of the changes the Audit Committee made was to change one of the Superior reports. There was a report in there called the Invoice List of everything they pay. We had them put on there the GL account number for each invoice so we can track the invoice charges

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back to the GL account more easily. So, if there is overage in an account, we can go back and check the invoice to see if it was charged to the correct GL.

P. Judy Okoniewski, 2228 Cashmere Ct.,

1. What is the date for the General Meeting in May? *BOD Comment: T. Smith:* Right now, it is May 16, 2024.
2. The bush and landscape planning: If you are planning to replace bushes, where are you getting the money from? Is it a line item or something on the budget? Is there extra money floating around? What concerns me is an article on the news from a week ago about an HOA in Charlotte. People are being assessed for roofs because there was not enough money put back by that Board. People are being assessed \$30,000.00 to \$50,000.00 per unit and most of them cannot pay it. I am concerned about having enough money to pay for the replacement of the roofs as they age. *BOD Comment: T. Smith:* I agree with most of what you said. I, myself, was assessed at my last HOA for \$35,000.00. The Board before us (Yes, I was on the Board there.) didn't keep up with their fiduciary responsibilities. What you need to understand is that we are paying so much every month to the reserve account, and that is the money that Judy is talking about. We have several options here. We can pay \$500.00 per month, and we would be like the Taj Mahal, or we could pay \$150.00 per month and look like some place in Conway, SC where you don't go. We have to balance this. If you can come tonight for the Open Forum Meeting on the Reserve Study, which is where professional people looked over our community and then said here is what you are looking at over the next thirty (30) years. They told us that if we wanted to do everything we want to do, this is the cost to do it. They looked at roofs, pavements, sidewalks, driveways, curbs and other items. You need to be charging people \$350.00 to \$400.00 a month. I don't want to pay \$350.00 to \$400.00 a month, but I don't want the place to look run down either. We are looking at what is needed in the reserves to replace and repair these items in the future. *BOD Comment: K. Brockman:* A takeaway from the Reserve Study is that it has very specific items identified in the way of expenses. If you look at the list of what is in there, and then think about what is not in there. There are quite a few things that are not included in the Reserve Study such as: what comes out of an Ad hoc Committee recommendation for planting shrubs. The shrubs are not in the Reserve Study. So, there is a balance that has to go into play here to say how do we produce the funding for what is built into the reserve funding in the Reserve Study plus other needs. We have to manage our way through the number of expenses for the community. *BOD Comment: T. Smith:* We have a budget with which we are working. The budget is the best estimate that can be put together for what we need and how we are going to need it. That budget says to put \$120,000.00 away this year to fund the reserve funds. It is just like our home budget when an extra expense comes along.

Q. Melanie Mellenthien, 2227 Cashmere Ct., One of the things the Landscape Management Ad hoc Committee is looking at is not replacing the bushes. There are 4,500 bushes in the community. Some of the garden areas are three (3) feet wide and some are ten (10) feet wide. The ten-foot gardens require a lot of mulch and a lot of bushes. People have added more bushes because their garden area is ten-foot wide. We are looking at how do we reduce the amount of money we are spending on landscaping. We are looking at putting grass where mulch and bushes are to lower the cost of maintenance where possible. We will come up with a plan to present to the Board. We may not be able to do everything this year, so we will phase it out possibly over two (2) or three (3) years to get the landscaping done.

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- R.** Cindy Dubac, 8350 Ulster Ct., We are also looking at some of these bushes that simply need to be trimmed at least two (2) to three (3) times per year to look good. Some of the bushes planted here are not conducive to North Carolina climate and soil. Also, if we put a lot of new things in there is no irrigation system here. Are the residents expected to pay when the bushes were pulled out because they shouldn't have been planted there in the first place? To Melanie's point, we are working to save the community money not to spend more. *BOD Comment: T. Smith:* One of the things in the contract our landscaper has is that the bushes will be trimmed three (3) times per year. The landscaper told us that periodically the bushes need to have a severe pruning and let them rejuvenate from there. Cindy Dubac: Another item is the magnolias that were cut down. Some of them are growing back. Melanie Mellenthien: When the magnolias were cut down, the stumps were not ground out because of the possibility of hitting one of the utility lines underground. It was suggested that someone go around and put poison on the stumps to prevent the trees from growing back. It is an inexpensive thing to do. *BOD Comment: T. Smith:* Jim McClellan, who is on our Landscape Beautification Ad hoc Committee, could you go around and spray those stumps please? It is about \$10.00 per stump to treat them. Jim, you will need a drill bit that is about 3/4" and drill three (3) holes in each stump to kill them. I could work with you on the stumps. Jim McClellan agreed. We have to be careful and patient with our landscape in order to get it where we would like it to be. If you are left with a hole in your garden, plant flowers there until the fall when a bush can be planted.
- S.** Judy Edler, 2368 Stardust Ct., I want to speak about electric cars and the speed limit. My son recently purchased a Tesla. While riding with him, I noticed that the car was doing 25 mph and I told him the speed limit was 15. He said that the car gets the speed limit from the speed limit signs and displays it for the driver's information. The speed limit sign needs to be moved down so that the car's computer can pick up the speed limit.

10. BOD COMMENTS:

- A.** J. Mercier – Corresponding Secretary: I was recently informed about a service to clean out our garbage cans. This service is available and is not promoted by the Board or the HOA. The name of the provider is Bin Doctors. They will come out with a self-contained vehicle, which means no mess in the neighborhood. They will pressure wash the inside of your can and then use a scented citrus spray after cleaning. You can set them up to come weekly, monthly, quarterly or any other time arrangement to your needs. If there are ten (10) or more people interested, there will be a discount.

- 11. ADJOURNMENT:** J. Dellinger/J. Mercier: Adjourned the 3CW HOA BOD Meeting February 13, 2024, at 11:05 AM in the 3CW Community Center.