

Three Cherry Way HOA Community Meeting Minutes

Date: June 9, 2026

Call to Order

The meeting was called to order by Cindy Dubac, Board President at 10am at the 3 Cherry Way Clubhouse.

ROLL CALL:

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

1. Clubhouse Parking Lot Traffic Pattern

The Board discussed safety concerns and traffic flow within the clubhouse parking lot. Members noted that parking inconsistencies create challenges and reduce available parking spaces.

Motion: Approve the revised clubhouse parking lot traffic pattern guidelines.

Vote: Motion carried.

Result: Traffic pattern guidelines approved.

2. Roof Repair Approvals

8520 and 8518 Crystalina

The Board reviewed a roof repair proposal.

- Cost: \$2,480
- Not to exceed: \$2,500

Discussion included the importance of proper attic ventilation and preventative roof maintenance.

Motion: Approve roof repairs at 8520 and 8518 Crystalina.

Vote: Motion carried.

Result: Repairs approved.

2006 Surefire

The Board reviewed a roof repair proposal.

- Quoted Cost: \$2,280
- Not to exceed: \$2,330

The Board reiterated its policy of addressing exterior maintenance issues before they become major leaks or cause interior damage.

Motion: Approve roof repairs at 20606 Surefire.

Vote: Motion carried.

Result: Repairs approved.

8126 Attica

The Board reviewed a roof repair proposal.

- Quoted Cost: \$1,480
- Not to exceed: \$1,500

Motion: Approve roof repairs at 826 Attica.

Vote: Motion carried.

Result: Repairs approved.

3. Landscaping Standards and Guidelines Amendment

The Board reviewed proposed changes to the landscaping guidelines regarding outdoor cooking appliances.

Proposed Change

Current language stating outdoor cooking appliances "should be covered" when not in use was amended to state they "must be covered."

Rationale

- Protects grills and cooking appliances from weather-related deterioration.
- Helps deter wildlife and pests.
- Improves community appearance and property values.

Residents discussed enforcement and clarification regarding multiple outdoor cooking appliances.

Motion: Approve amendment to landscaping guidelines requiring outdoor cooking appliances to be covered when not in use.

Vote: Motion carried.

Result: Landscaping guideline amendment approved.

4. Reserve Fund Discussion

The Board discussed the use of reserve funds for community infrastructure and repair projects.

Topics included:

- Reserve funding requirements.
- Attorney guidance regarding reserve fund usage.
- Procedures for transferring reserve funds to pay approved vendor invoices.
- Long-term planning and budgeting.

The Board emphasized that reserve funds may be used for approved capital and maintenance projects and that expenditures will continue to be evaluated on a project-by-project basis.

5. Community Repair and Maintenance Projects

The Board discussed:

- Burn/drainage area repair planning.
- Concrete and sidewalk repairs.
- Street repair projects.
- Roof repair program updates.
- Ongoing efforts to obtain multiple contractor quotes before approving work.

The Board noted its commitment to addressing issues proactively and obtaining competitive pricing.

6. Board Responsibilities Report

Board members provided an overview of their assigned responsibilities, including:

- Financial oversight and reserve study management.
 - CPA and accounting coordination.
 - Election administration.
 - Website management and modernization efforts.
 - Cloud document storage and records management.
 - Pool operations oversight.
 - Streetlight and electrical issue coordination.
 - Roofing, drainage, concrete, and exterior maintenance projects.
 - Vendor and contractor management.
 - Mailbox and clubhouse administration.
 - Landscaping contract oversight.
 - Grinder pump inspection and maintenance coordination.
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7. Community Updates

Home Sales

The Board reported:

- One home under contract.
- Two homes listed for sale.
- Average home sale value approximately \$424,667.

Pest Control Contract

The Board reviewed pest control service options and determined that the current provider remains the more cost-effective choice at this time.

Pool and Facility Maintenance

The Board discussed:

- Pool perimeter lighting failures occurring during rain events.
- Obtaining repair quotes for electrical issues.

- Potential replacement of pool filter motor.
- Chlorine generator issues requiring further evaluation.

Communications

The Board announced that the community newsletter will be renamed the **Monthly Board Update** to better reflect its purpose. Future non-emergency decisions and updates will be communicated through this publication.

8. Sidewalk and Concrete Repairs

The Board reported:

- Multiple quotes are being obtained.
 - Priority will be given to repairs involving safety hazards.
 - Smaller repairs may be completed before larger replacement projects depending on contractor availability.
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Homeowner Forum

Homeowners raised questions and concerns regarding:

- Landscaping maintenance practices.
- Contractor performance.
- Sidewalk conditions.
- Communication processes.
- Community improvement priorities.

The Board encouraged residents to continue submitting concerns and suggestions via email for review and follow-up.

Adjournment

With no further business to discuss, the June 9, 2026, Community Meeting of the Three Cherry Way HOA was adjourned.