

Cherokee Hills Homeowners Association

Meeting Minutes

May 18, 2017

I. Call to order

Chuck Stowe called to order the regular meeting of the Cherokee Hills HOA at 6:00PM on May 18, 2017 at 113 Amherst Drive.

II. Roll call

Al Wornall conducted a roll call. The following persons were present: Chuck Stowe, Kyle Scates, Mark Moore, Trisha Craven, Nan Young, and Al Wornall

III. Approval of minutes from last meeting

The minutes from the last meeting were read. The minutes were approved with spelling corrections.

IV. Open issues

- a) The date, time, and location for the next three meetings. The second Thursday of each month at 6:00 pm to be held at Al Wornall's house. 131 Amherst Drive. The dates are : 6/8/17; 7/13/17; and 8/10/17
- b) It was suggested that the Revised Covenants include a statement suggesting residents use Large, Rural type mail boxes supported by 4" x 4" wooden posts should replacement of existing mailbox be necessary. Motion made by Al Wornall and seconded by Kyle Scates, approved by Board.
- c) It was suggested that the Board include paragraph 3, Page 261 of the amended covenants from the Cherokee Hills Phase II and add to paragraph 10 of revised covenants. Kyle Scates made the motion seconded by Chuck Stowe and approved by then Board
- d) Kyle Scates made a motion to have Chuck Stowe make the additions to the revised covenants and it was seconded by Mark Moore and approved by the Board.
- e) Kyle Scates made a motion to engage the legal firm of McCabe, Trotter, and Beverley to assist us in re writing our Covenants. Chuck Stowe was given the authority to negotiate with the firm with a top limit of \$4,000.00. Mark Moore seconded and Board approved.

- f) Chuck Stowe suggested that we change our By Laws to establish a 7 member Board to prevent a voting stalemate. The current by laws set the number of Board members at 6. Kyle Scates moved that we make the change to the bylaws and Chuck Stowe seconded. Board approved.
- g) It was suggested that the bylaws be changed to reflect the Cherokee Hills Special Tax District as the existing provision to collect HOA fees. Al Wornall made the motion to accept changes and Kyle Scates seconded. Motion approved by the Board.
- h) There was discussion of the “Maintaining Aesthetic Quality of Cherokee Hills” letter drafted by Wilson Bruce of Town and Country. It was suggested that we include an approximate time for the first inspection; such as; “during the week of...”

V. New business

- a) Al Wornall will contact the DOT to have them address the road problem in front of 139 Amherst Drive. Heavy rains and water flow seem to be undercutting the road and have created a significant drop off along the roads edge.
- b) The subject of foxes roaming in Cherokee Hill was brought up by Mark Moore. Al Wornall brought up a request by George Brockenbrough to have the Board consider paying for the removal of dangerous animals, such as foxes. A homeowner (Elinor Miller) has contacted Jimmy Reardon to have a family of foxes removed from underneath her back yard shed. George Brockenbrough has indicated that this has been a common practice in the past.

VI. Adjournment

Chuck Stowe adjourned the meeting at 8:00pm.

Minutes submitted by: Al Wornall

Minutes approved by: Board