

Cherokee Hills Homeowners Association

Meeting Minutes

August 10, 2017

I. Call to order

Chuck Stowe called to order the regular meeting of the Cherokee Hills HOA at 6:10 pm on August 10, 2017 at 121 Partridge Road.

II. Roll call

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

III. Approval of minutes from last meeting

The minutes were approved via email

IV. Open issues

- a) Front Entrance: Al Wornall presented the blueprint and quote which Marti Scates had requested from Wyatt Farms regarding the landscaping plans for the front entrance to Cherokee Hills. The Plans were divided into two segments. The dividing strip and triangle area of the entranceway are phase one. The outside edges of the entranceway with large Holly Trees is phase two. The quote is attached with these minutes. The Board was pleased with phase one plans but wanted quote comparisons from other vendors. The Board will provide names to Marti Scates to ask for additional quotes. Phase 2 was tabled pending the results of the second trimming of the large holly trees. It is hoped that the second trimming will allow the hollies to fill in and become more attractive.as opposed to removing the hollies. None of this work is expected to be done prior to cooler weather. The Board recognized Marti Scates hard work and appreciates her willingness to continue helping with the Entranceway landscape plans.
- b) The Board had an opportunity to amend the budget proposal which had been submitted in March for fiscal year 2018.The Board decided to increase the budget by up to \$4,000.00 or as much as the County would allow. This will give the Board the means to complete Phase 1 of the entranceway plan and additional funds to provide some cushion for items such as pine needle mulch in Phase 2 of entranceway plan. Nan Smith will present the amended budget to the County.

- c) George Psomas visited the meeting and gave his opinion on the status of the neighborhood with the “eyes” of a real estate developer. He was pleased with the draft of the revised Covenants as it granted the Board broad powers. These enhanced powers, along with the Board created guidelines, would allow the Board to encourage residents to take a fresh look at their property and realize the impact their property may have on the value of all other homes in the neighborhood. In his opinion, the appearance of the neighborhood has deteriorated in many cases, due to a lack of attention to regular home maintenance and yard care.
- d) Revised Covenants: Al Wornall requested that Board Member review the Revised Covenants again and list their areas of concern by referring to the specific paragraphs and sections and send them to him by email. This will allow for more specific discussion of the revisions before presenting final changes to the attorneys.

V. New business

- a) Chuck Stowe initiated discussion of whether we should continue the practice of providing dinners at the Annual HOA meeting. The general feeling among Board members was that dinner took too much time and the money could be better spent on maintaining the existing character of the neighborhood and improving property values.

VI. Adjournment

Chuck Stowe adjourned the meeting at 8:00pm

Minutes submitted by: Al Wornall

Minutes approved by: [Name]