

**Cherokee Village West HOA**  
**Annual Meeting Minutes**  
**July 18, 2023**

The meeting was called to order at 6:15pm by Ellen Wade. There were seven owners in attendance.

Ellen asked that owners review the 2022 meeting minutes. She stated that the only change was the timeline for the pump repair. Amanda motioned to approve, Larry seconded the motion, no one opposed and the 2022 meeting minutes were approved.

Ellen asked owners to review the proposed budget. Ellen stated that although the Board hates having to raise the assessment, they are proposing an increase. All of the HOA expenses have increased, and they can no longer avoid increasing the assessment to accommodate the rising costs. The Board can only increase the annual assessment by 5% (\$10.00) without a vote of the members. The proposed budget with the 5% increase still has the HOA operating in the red. One of the owners wanted to know exactly how much was in the bank & how many owners were delinquent; There is approximately \$4,000.00 in the bank and about six (6) delinquent owners. The Board and Lighthouse Management are working on getting the delinquent balances collected.

Dean Smith motioned to approve the budget; Amanda seconded the motion. No owners opposed and the proposed budget was approved. The last time the annual dues were increased was several years ago before the HOA had a manager. The \$10.00 increase will begin in January 2024.

It was stated that there are several homes either currently for sale or are going up for sale soon. There are also two homes putting up new fences. Ellen reminded owners that if they are making changes to the property, they need to get approval from the HOA. Fences must be cedar dog eared fencing for perimeter fencing.

Board Elections: No owners volunteered. Larry & Ellen are willing to stay on the BOD.

The house next to the subdivision is abandoned & the owners want to know what can be done about it. It is an eyesore and always has graffiti on it. The HOA will investigate who owns the property and see what can be done. Dean stated that he has called the Fire Department & Code Enforcement, but there have not been any results.

There is a house between the HOA & Pear Park Elementary School that is full of bugs. The dogs at this property howl all the time & especially late at night. LH will look up the owner & try to contact them. The owner is a realtor, contact information was also given to the owners & BOD. Dean asked about the front yard fencing. He was told that he could install a 4 ft chain link in the front yard.

The meeting was adjourned at 7:06pm