

Minutes for Canebrake HOA, June 17, 2026

7:03 p.m. Call to Order

1. Attendees

a. Board Members: Kyle McClellan, Morgan Brown, David Dersch, Francesca Crolley, Ally Elkins, Krista DeYoung (by phone)

Board Members Absent: Jordan Bogart

b. Homeowners: 1) Kevin Postlethwait, 2) Sam Viola

2. Reading and approval of prior meeting minutes: May minutes approved without objection.

3. The treasurer's report and bank statements were presented, however since there was a discrepancy between the report and the accountant's report, that will be reconciled before approving.

a. Bank Statement Balances: As of May 31, 2026

Truist Checking: \$8,252.82

Truist Money Mkt: \$130,291.80

Total: \$138,544.62

b. Large expenditures in May

Pool plumbing to fix the leading pipe: \$18,462.00

A new hot water heater was thrown in for no additional charge.

c. \$2,550 was received in back dues from a homeowner.

d. The landscaping contract renews in August, the board will discuss bids.

4. Reading of communications

a. Appeals: N/A

b. Other Communications:

1. One homeowner requested to waive dues for 2026 due to financial hardship. The request was denied, however the board will reach out to offer an affordable payment plan.
2. There was a request for a pool membership from someone moving to the area. The response was that these were now closed for this year for those other than swim team members.
3. A homeowner that received a letter about extended street parking, notified the board that it was their neighbor's vehicle.
4. Homeowner reached out about a large bush blocking visibility at Crown Point Ct. and Kings Mountain. The owner will be contacted and asked to trim.

5. Reports of Committees

a. Garden Club Committee: N/A

b. Covenant Violations Committee:

1. The Violations Committee is looking for a new chair due to time constraints, as well as new members.

c. Clubhouse Repairs: N/A

d. Architectural Review Committee Report:

A. NEW ITEMS:

1. Currently there are no open applications.
2. The Restrictive Covenants require that prior approval be obtained for all exterior improvements, yet hardly a month goes by when a homeowner's project is started without application or approval. The Architectural Committee respectfully request further assistance from the Board and Violations Committee to put a stop to such noncompliance, including actions like additional communication, Board members' drive-throughs the neighborhood, and appropriate consequences/penalties.
3. 209 Duquesne Drive: application to replace fence and rear deck was approved.
4. 110 Saratoga Drive: Most windows and sliding doors have been installed. It looks like drywall could start soon. Construction is supposed to complete in August. An important e-mail was sent to the builder from the Architectural Committee regarding several repeat concerns.

B. UPDATES:

- 209 Duquesne Drive: The new driveway was completed within the last two weeks. Remaining work includes landscaping, trim painting of the garage addition, trash can screen and cleaning the road.

C. OTHER:

1. All applications were finalized within the mandated 30-day window.
2. All applications and written decisions were previously sent to the HOA Board via their general e-mail address.

e. Social Chair:

The social committee will put out a notice about the 4th of July event and provide water and ice, as well as contract the Kona Ice truck to be there.

f. Grounds and Common Areas: N/A

g. Technology Committee:

h. Pool Liaison:

1. There was a request by a homeowner to schedule the pool for a private party. This was approved, due to them following the requirements of: a) Contracting with Upstate Pool Management to have 2 lifeguards on hand; b) The party is outside of normal pool hours (it's scheduled for 2 hours prior to the pool opening on Sunday).

2. Repairs on the pool leak are completed.

The plumbing company also repaired pipes at the top of a urinal for no additional charge.

i. Nominations Committee: N/A

6. Open Floor:

a) Kevin Postlethwait requested some assistance for the 4th of July Fireworks show at the park/pond:

- Mow the dam in advance (Kyle will contact the landscaping company)
- Would like to add something extra like food truck. (Francesca will contact Kona Ice truck & get water & ice)
- There were approximately 100-125 people that attended last year

7. Old/Unfinished Business: N/A

8. New Business:

a) The basketball goals were down again, as is a recurring issue during the summer months. Potential security solutions were discussed, will consider more at next board meeting.

9. Closed Session: The Board met with a homeowner regarding outstanding dues.

10. Meeting adjourned: 8:06pm