

Minutes for Canebrake HOA, May 14, 2026

7:07 p.m. Call to Order

1. Attendees

a. Board Members: Kyle McClellan, Francesca Crolley, Krista DeYoung, Morgan Brown, David Dersch

Board Members Absent: Ally Elkins, Jordan Bogart

b. Homeowners: 1) Jacob Leenman

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

3. The treasurer's report and bank statements were presented, and all expenditures were reviewed by the HOA Board.

a. Bank Statement Balances: As of April 30, 2026

Truist Checking: \$4,360.32

Truist Money Mkt: \$147,000.17

Total: \$151,360.49

b. Dues/partial dues have been collected from 321 out of 338 homes (95%).

c. Account receivable from fraud case: \$115,284.74 is outstanding.

d. 12 outside pool memberships have been sold to swim team members to date.

e. Upcoming major expenses:

- Poolhouse plumbing redone to fix long-term leak: \$18,500
- Liability and property insurance: \$9,380.00
- Upstate Pool Management: \$15,557.50

4. Reading of communications

a. Appeals: N/A

b. Other Communications:

- i. An email was sent out requesting volunteers to serve on the Violations or Architectural Committees

5. Reports of Committees

a. Garden Club Committee: N/A

b. Covenant Violations Committee:

1. To keep things manageable with a small team, the Violations Committee will focus first on most high priority violations, safety concerns like street parking, overgrown lawns, etc.

c. Clubhouse Repairs: N/A

d. Architectural Review Committee Report:

A. NEW ITEMS:

1. Citing a very busy schedule, Dwayne Wood submitted his resignation from the Architectural Committee on 4/23/2026. We thank Dwayne for his years of faithful service. We are fortunate to have homeowner Sam Viola join our committee as of 4/27/2026. That get us back to the required three members. Sam has a keen interest in Canebrake, successfully managed several home projects, and is helping to streamline procedures.
2. **202 Tarleton Way:** We received an application on 4/15/2026 to repaint the exterior, and install a gas-fired tankless water heater in the back. Approved on 4/24/2026.
3. **102 Valley Forge:** The homeowner applied for approval to replace exterior doors. Approved on 4/24/2026.
4. **106 Germantown Court:** The homeowner applied for approval to replace siding and front door, and add a rear deck. Approved on 4/24/2026.
5. **308 Saratoga Drive:** Application received on 4/29/2026 to replace two second floor decks, repaint siding, trim, and brick; replace front gutter. Approved on 5/9/2026.

B. UPDATES:

1. **110 Saratoga Drive:** Owner/builder has advised that the property has been sold, that he and his family won't be living there, and that construction will be completed in August, 2026.
2. **134 Canebrake Drive:** Replacing of the front porch and railing appears to be complete.
3. **209 Duquesne Drive:**
 - o The garage addition is substantially complete. New sidewalk and some driveway have been poured. Additional concrete is scheduled for next week.
 - o A new replacement deck is being built behind the garage. Homeowner will submit a new application for our review.

C. OTHER:

1. Currently there are no open applications requiring review/approval.
2. All applications were finalized within the mandated 30-day window.
3. All applications and written decisions were previously sent to the HOA Board via their general e-mail address.

e. Social Chair:

1. The Community Workday was well attended, and everyone's participation was very much appreciated. Volunteers achieved the following wins:
 - a. Trimmed overgrowth around the clubhouse

- b. Treated weeds at the pool/courts area
- c. Picked up and removed broken branches, etc. at the park
- d. Cleaned road signs, playground equipment & more
- e. Put up new basketball goals
- f. Swept the outdoor area of the clubhouse
- g. Securely affixed registers in ceiling of clubhouse
- h. Removed old faded pond rules signs to prepare for new one
- i. ...And more!

f. Grounds and Common Areas: N/A

g. Technology Committee:

- 1. The trial with T-Mobile internet to reduce costs went well, so Spectrum has been cancelled now.

h. Pool Liaison:

- 1. The pool leak repair is completed. The plumbing company also included a new water heater for no additional cost.

i. Nominations Committee: N/A

6. Open Floor:

- a. It was noted that the ATT electronics enclosure near the clubhouse was in bad shape. ATT to be contacted.

7. Old/Unfinished Business: N/A

8. New Business: N/A

9. Closed Session: N/A

10. Meeting adjourned: 8:22pm