# **CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.**

# **AGENDA-BOARD OF DIRECTORS MEETING**

# **Date: Tuesday, March 12, 2019**

# **Time: 7:00 P.M. - Annual Board Meeting**

# **Place:** **309 Conner Grant Rd, New Bern, NC**

# **CALL TO ORDER/ROLL CALL 7:00 P.M.**

# **WELCOME/INTRODUCTIONS 7:00 P.M.**

# **HOMEOWNER/GUEST CONCERNS 7:05 P.M.**

## (Questions formally requested by a homeowner)

# **IMMEDIATE ACTION ITEMS 7:15 P.M.**

## Review bids on services

### Insurance

### Lawncare

### Pond Maintenance

### Property Manager

## Financial Report

### Monthly operating reports & Annual Assessments

#### Delinquent assessments

## Violations

### Compliance Schedule

# **OLD BUSINESS 7:20 P.M.**

## Events

### Neighborhood spring & fall common area cleanup on a Saturday Morning – April 12th or November?

### Annual yard sale – Saturday, May 4th from 7 AM to 1PM

## Quarterly newsletters, Facebook, & HOA Website

# **NEW BUSINESS 7:30 P.M.**

## Resolution VS Amendment to Covenants

## Corporate Bylaw missing signature page

## Board members and Homeowner meeting attendance

## Flooding from the Farmer’s Pond

## Get homeowners on appfolio

# **OWNER /GUEST CONCERNS AND/OR COMMENTS 7:45 P.M.**

# **ADJOURNMENT TO EXECUTIVE SESSION 8:00 P.M.**

1. Discussion of Delinquent Owners
2. Discussion of owner in violation of the governing documents
3. Personnel Issues

Next meetings: Tuesday, June 11th 2019 7PM at 309 Conner Grant Rd.; Tuesday, Sept. 10th 2019; Tuesday, Dec 10th 2019; Monday, Jan. 6th, 2020

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS**

**CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Date: Tuesday, March 12, 2019

Time: 7:00 PM

Place: 309 Conner Grant Rd, New Bern, NC

Present: Victoria Forguson, Kelly McGroder, Angela Desmond

Absent:

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**APPROVAL OF AGENDA:** The meeting was called to order at 7:00 PM and the agenda was approved.

**APPROVAL OF MINUTES:** **VICTORIA MONTIONED AND KELLY SECONDED THE MOTION TO APPROVE THE ANNUAL MEETING MINUTES of JANUARY 7, 2019. THE MOTION PASSES UNANIMOUSLY.**

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| **Items of Business** |

**WELCOME/INTRODUCTIONS:** Victoria welcomed owners and introduced the board of directors.

**ESTABLISH QUORUM: (50%=55.5)**

**CORRESPONDENCE: (Summary of Letters\Reports to Board)**

**FINANCIAL REPORT:** Delinquent assessments: 26 homeowners by end of Feb.

**OLD BUSINESS: Reviewed bids on services.**

 Insurance: Switch to Auto-Owners ($300yr) as long as it includes the Board policy & cheaper than ($1092 Robinson Policy).

 Lawncare: Stay with Mike’s Lawncare ($5620yr) since it is the cheapest of the bids.

 Pond Maintenance: Switch to Carolina Pond Works ($1440yr) because it is cheaper than $2040yr with Dragonfly Pond.

 Property Manager: Research other companies.

 Violations will have a 2-person verification before submitting to the property manager for a violation letter be sent out.

 Events: Spring neighborhood cleanup Sat, April 12th 10-12AM; Community yard sale May 4th 7-12AM; Next newsletter Mid May.

**NEW BUSINESS:** Victoria explained the difference between resolution and amendment changes. In order to add a home maintenance requirement to the convents, an amendment has to be added by 2/3 of a vote by homeowners.

 Victoria explained NC state rules for documentation requirements for corporations. CVHOA is missing a signature page for the Corporation By-laws. The cost to create a resolution for the signatures is $500. A vote was postponed to the next meeting in June.

 Board discussed ideas to get homeowner involved & on the Property Managers’ appfolio.

 It was decided to watch the pond in the farmers field near the wetland to make sure it doesn’t cause a flooding issue for the neighborhood**.**

**OPEN FORUM:** Those in attendance were invited to share any concerns or questions at this time.

**FURURE BOARD MEETINGS:** All unit owners are welcome and encouraged to attend our quarterly meeting. If you cannot attend and have a question or a comment you’d like to share please call the property manager or a board member. Dates for upcoming meetings are Tuesday, June 11th 2019 7PM at 309 Conner Grant Rd.; Tuesday, Sept. 10th 2019; Tuesday, Dec 10th 2019; Monday, Jan. 6th, 2020

**MEETING ADJOURNED:** **Executive session**

**VICTORIA MOTIONED AND KELLY SECONDED THE MOTION TO ADJOURN THE MEETING AT 8:30 PM. THE MOTION PASSED UNANIMOUSLY.**

 **Next Meeting: Tuesday, June 11, 2019**

Respectfully Submitted by: