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

# **AGENDA-BOARD OF DIRECTORS MEETING**

# **Date: Tuesday, December 10, 2019**

# **Time: 7:00 P.M. - 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.**

## Adjudicatory Panel and Procedure

## Financial Report

### Monthly operating reports & Annual Assessments

#### Delinquent assessments

## 2020 Budget

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

## Events

### Fall common area cleanup Nov 16

## Corporate Bylaw missing signature page

## Property Manager

## Pond Maintenance erosion repair quote

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

## Possible redundant pond services

## Expiration of Covenants Dec 2024

## Schedule for next year’s meetings & events

## Newsletter/websites ideas

# **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: Monday, Jan. 6th, 2020 at 7PM at Township 7 EMS Station New Bern

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

**CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Date: Tuesday, December 10, 2019

Time: 7:00 PM

Place: 309 Conner Grant Rd, New Bern, NC

Present: Victoria Forguson, President; Angela Desmond, Vice-President; Kelly McGroder, Secretary, Heather McGranahan

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 ANGELA SECONDED THE MOTION TO APPROVE THE BOARD MEETING MINUTES of AUGUST 26, 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 were explained. Lien letters will be sent for delinquent assessments. New property manager will also place the delinquency on Homeowners credit through the credit bureaus. 2020 Budget was discussed.

**VICTORIA MONTIONED AND ANGELA SECONDED THE MOTION TO APPROVE THE 2020 BUDGET. THE MOTION PASSES UNANIMOUSLY.**

**OLD BUSINESS:** Fall cleanup: We will continue the event in the spring, early April.

 Corporate Bylaw missing signature page: Board will look into creating our own signature page to save lawyer fees.

 Property Manager: TJS Properties gave a 60 day notice all their HOAs that they would be closing their HOA division. CV switched property managers on Nov 13, 2019 to Southeast Properties Inc. of New Bern after interviewing 7 companies. Welcome letters will go out soon.

Pond Maintenance: Pond estimate for placing rock for slight erosion was $600. Plan to complete repairs in early 2020.

 Upcoming Events: Annual meeting Jan 6, 2020 at 7PM; Next newsletter March 1st.

**NEW BUSINESS:** Pond Maintenance: Board agreed to research possible redundant pond services and a what condition by law we are required to maintain them.

Expiration of convents (Dec 2024): Victoria explained what that means to the HOA.

2020 Calendar: Quarterly meeting will continue on the 2nd Tuesday: March 10, June 9, Sept. 8, & Dec. 8.

Newsletter/websites ideas: Announce the new property’s manager and update contact information, hurricane info, recycling.

Heather McGranahan was appointed short–term to the board.

Next Board meeting location: 309 Conner Grant Rd

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

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

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

**VICTORIA MOTIONED AND KELLY SECONDED THE MOTION TO ADJOURN THE MEETING AT 8:10 PM. THE MOTION PASSED UNANIMOUSLY.**

 **Next Meeting: Monday, Jan. 6, 2019**

Respectfully Submitted by: Kelly McGroder, Secretary