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

# **AGENDA-BOARD OF DIRECTORS MEETING**

# **Date: Tuesday, March 10, 2020**

# **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

## Reserve Funds

## 2021 Assessments

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

## Events

### Neighborhood cleanup Mar 28 10AM-12PM

### Garage Sale Apr 25 7AM-1PM

## Corporate Bylaw missing signature page

## Property Manager

## Pond Maintenance

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

## New Policies: Adjudicatory Panel, Collections, & Rules

## Signs

## Annual meeting HO suggestions: Walking club, Yard of the month, Mass email system

## HO Suggestion: Barrier around wetlands repair

## 320 Shed Request

# **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
4. Next Board Meeting

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

**CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Date: Tuesday, March 10, 2020

Time: 7:00 PM

Place: 309 Conner Grant Rd, New Bern, NC

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

Absent: Heather McGranahan, Treasure

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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 January 6, 2020. 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.

**OLD BUSINESS:** Events:Spring cleanup: Mar 28 10AM-12PM Trees around pond trimmed. Garage Sale Apr 25 7AM-1PM Advertise through Facebook, Nextdoor, other online

Corporate Bylaw missing signature page: Current Property manger advised not to add signature statement.

Property Manager: The switch went well & they are working on getting taxes completed.

Pond Maintenance: Plan to complete repairs in early 2020 then reduce services to quarterly. Board researched & found that pond services are duplicated by lawncare services, so we will save some money by reducing pond services.

Upcoming Events: Board meeting June 9, 2020 at 7PM at 309 Conner Grant Dr; Next newsletter June 1st., Spring cleanup: Mar 28 10AM-12PM, Garage Sale Apr 25 7AM-1PM Quarterly meeting will continue on the 2nd Tuesday: March 10, June 9, Sept. 8, & Dec. 8.

**NEW BUSINESS:** Board will spend this year working on revising Adjudicatory Panel, Collections, & Rules & Regulation policies for better clarification for residents.

The covenants have a no sign rule, so signs will not be allowed at the front entrance of the neighborhood. Please do not let your realtor place a sign there. We discussed a yard of the month sign or other possibilities, if we started a yard of the month program.

Homeowner suggestions: We think it is a great idea to start new events like a walking club, yard of the month, & mass emails system, but we need more community involvement to help tackle organizing these events. The address list for homeowners only includes names & address. The barrier around the wetlands was put up for initial construction and is not required to be replaced. It does help keep out trash, but would be to costly to replace at this time.

320 shed request was approved.

**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 Tuesdays, March 10th, June 9th, Sept. 8th, Dec 8th at 7PM at 309 Conner Grant Rd.

**MEETING ADJOURNED:** **VICTORIA MOTIONED AND KELLY SECONDED THE MOTION TO ADJOURN THE MEETING AT 8:00 PM. THE MOTION PASSED UNANIMOUSLY.**

**Next Meeting: Tuesday, Jun. 9, 2020**

Respectfully Submitted by: Kelly McGroder, Secretary