

CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.
AGENDA-QUARTERLY BOARD MEETING
Date: Wednesday, March 9, 2022
Time: 7:30 P.M. - Board Meeting
Place: 110 Conner Grant Rd, New Bern

- | | | |
|-------------|--|------------------|
| I. | CALL TO ORDER/ROLL CALL | 7:30 P.M. |
| | A. Welcome/ Introductions | |
| II. | REPORTS | 7:35 P.M. |
| | A. Adjudicatory Panel and Procedure | |
| | 1. Violations | |
| | a) <i>Recent Violations</i> | |
| | b) <i>Violation Procedure</i> | |
| | c) <i>Violation Clarification</i> | |
| | B. Financial Report | |
| | 1. Financial Reports | |
| | 2. Annual Assessments | |
| | a) <i>Delinquent assessments - Liens</i> | |
| III. | ELECTION OF OFFICERS | 7:55 P.M. |
| | A. Treasurer - Baulch | |
| | B. Assistant Secretary - Kim Finch | |
| IV. | OLD BUSINESS | 8:00 P.M. |
| | A. Removal of Bushes by Pond 2 | |
| | B. Community Yard Sale - April 30 | |
| V. | NEW BUSINESS | 8:05 P.M. |
| | A. Speeding | |
| | B. Natural Gas | |
| | C. Clarification of Trailer/Boats Rule | |
| | D. Clarification of Acceptable Trash Bin Placement | |
| | E. Management Company | |
| VI. | OWNER /GUEST CONCERNS AND/OR COMMENTS | 8:25 P.M. |
| | A. None Submitted | |
| VII. | ADJOURNMENT | 8:30 P.M. |

**MINUTES OF A MEETING OF THE BOARD
CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Date: Wednesday, March 9, 2022
Time: 7:30 PM
Place: 110 Conner Grant Rd, New Bern
Present: Jason Maxey, Kelly McGroder, Dylan Baulch
Absent: Angela Desmond, Kim Finch

APPROVAL OF AGENDA: The meeting was called to order at 7:30 PM and the agenda was approved prior to meeting by board members.

Items of Business

ESTABLISH QUORUM:

ADJUDICATORY PANEL AND PROCEDURE: Discussion of recent violations and approved action against unresolved violations. Reviewed the procedure for issuing violations. Discussed the need for clarification of certain violations.

FINANCIAL REPORT: Brief overview of recent bank statement and financials. Discussion of current delinquencies for 2022 assessments. Demand letters have been sent out. Board approved to initiate the lien process for homeowners with delinquent balances older than this year.

ELECTION OF OFFICERS: Dylan Baulch was voted into the office of Treasurer. Kim Finch was voted into the office of Assistant Secretary.

OLD BUSINESS: There was an explanation of how the Pond Bush Removal became over budget. The overage was approved by the board. In the long run, the project will save us \$500/year.

The date for the Community Yard Sale - April 30, 2022 7AM-1PM. Laurieann Macchio has volunteered to help with the yard sale, advertising and signs placement.

NEW BUSINESS: The Board agreed to allow Duke Energy to run natural gas into the neighborhood. Information and forms will be distributed to homeowners. They will have to return the forms directly to Duke Energy. Project will only proceed if enough positive homeowner response is received by Duke Energy, per their representative. Absent board members stated their consent ahead of the meeting after receiving the agenda to review.

Speeding in the neighborhood was discussed. The city will not install speed bumps in any residential neighborhood or subdivision but they offered to connect us with someone who will do temporary speed bumps if desired. The board will call the PD for increased patrols.

The process has begun to create an amendment for the rules for boats and trailers in the neighborhood. Board members will decide on the new rules and the homeowners will be notified.

Clarification of the exception to the trash bin rule will be adopted. If bins cannot be stored in the garage or behind a fence, the board will allow the bins to be stored on the side of the house as long as they are kept neat and/or a reasonable effort is made to disguise the bins.

Board also agreed that we may need to look for a new management company, as some things have been slipping through the cracks. This will be decided at the next meeting, after a reasonable effort to correct the shortcomings.

HOMEOWNER COMMENTS AND CONCERNS: None submitted or presented.

MEETING ADJOURNED: KELLY MOTIONED, AND JASON SECONDED THE MOTION TO ADJOURN THE MEETING AT 9:20 PM. THE MOTION PASSED UNANIMOUSLY.

Next Meeting: Wednesday, June 15, 2022

Respectfully Submitted by: Kelly McGroder, Secretary