

**CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.  
AGENDA-ANNUAL HOMEOWNERS MEETING**

**Date: Monday, January 3, 2022**

**Time: 7:00 P.M. - Annual Homeowners Meeting**

**Place: 2103 Old Cherry Point Rd. Twp 7 EMS Building**

- I. CALL TO ORDER/ROLL CALL 7:00 P.M.**
- A. Establish Quorum (50% = 55.5 Homes)
  - B. Welcome/ Introductions
- II. REPORTS 7:05 P.M.**
- A. Adjudicatory Panel and Procedure
    - 1. Top Violations
      - a) *Trailers/Boat trailers/Campers*
      - b) *Chickens*
      - c) *Trash Cans*
  - B. Financial Report
    - 1. Financial Reports
    - 2. Annual Assessments
      - a) *Delinquent assessments - Liens will be placed*
      - b) *2022 assessment collection*
- III. ELECTION OF OFFICERS 7:15 P.M.**
- A. President - Jason Maxey
  - B. Treasurer Res
  - C. Officer Positions Available
    - 1. Treasurer - Immediate
    - 2. Assistant Secretary
    - 3. Additional Vice President
- IV. BUSINESS 7:30 P.M.**
- A. State of the Ponds
  - B. Removal of Bushes by Pond 2
  - C. Community Yard Sale - April 30
  - D. Volunteers Wanted
- V. OWNER /GUEST CONCERNS AND/OR COMMENTS 7:45 P.M.**
- A. Speeding
  - B. Other
- VI. ADJOURNMENT 8:00 P.M.**

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

Date: Monday, January 3, 2022  
Time: 7:00 PM  
Place: 2103 Old Cherry Point Rd Twp 7 EMS Building  
Present: Kelly McGroder, Angela Desmond, Jason Maxey  
Absent: Heather McGranahan

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

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**Items of Business**

**ESTABLISH QUORUM:** (50%=55.5) Quorum was not established. (8/55.5 present)

**ADJUDICATORY PANEL AND PROCEDURE:** Discussion of top 3 violations of 2021. Trailers, Chickens, Trash Cans

**FINANCIAL REPORT:** Brief overview of yearly expenses. Discussion of delinquencies for 2021 assessments. Board approved to initiate the lien process for delinquent homeowners.

**ELECTION OF OFFICERS:** Jason Maxey was voted in by board members as HOA President. Heather McGranahan has resigned as Treasurer. Dylan Baulch has nominated himself for the office of Treasurer. Kim Finch volunteered for Asst. Secretary and to help with website, Facebook and newsletter.

**BUSINESS:** Pond erosion repair project was discussed and has been put on hold until more necessary. State of the ponds is good condition, other than slight erosion. The removal of the bushes at the pond on Conner Grant/Adell has been pushed back from November to January due to the landscaper contracting Covid.

The date for the Community Yard Sale - April 30, 2022 7AM-1PM  
Board reiterated the need for volunteers.

**HOMEOWNER COMMENTS AND CONCERNS:** Residents showed valid concern for the speeding through the neighborhood. Board agreed to talk to the community officer and look into speed bumps.

Bruce Garney and Mary Dowd volunteered to purchase and install new solar lights at the entrance and be reimbursed by the HOA.

Residents mentioned that a few street lights were out. Board agreed to call the city for repair.

Residents expressed interest in a more definitive Trailer policy. Board agreed to consider clarifying and possibly amending the covenants.

**MEETING ADJOURNED: KELLY MOTIONED, AND JASON SECONDED THE MOTION TO ADJOURN THE MEETING AT 8:20 PM. THE MOTION PASSED UNANIMOUSLY.**

**Next Meeting: Tuesday, March 8, 2022**

Respectfully Submitted by: Kelly McGroder, Secretary