

**CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.**  
**AGENDA-QUARTERLY BOARD MEETING**  
**Date: Wednesday, June 15, 2022**  
**Time: 7:30 P.M. - Board Meeting**  
**Place: 110 Conner Grant Rd, New Bern**

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| <b>I. CALL TO ORDER/ROLL CALL</b>        | <b>7:30 P.M.</b> |
| A. Welcome/ Introductions                |                  |
| <b>II. REVIEW LAST MEETING’S MINUTES</b> | <b>7:32 P.M.</b> |
| <b>III. REPORTS</b>                      | <b>7:37 P.M.</b> |
| A. Adjudicatory Panel and Procedure      |                  |
| 1. Violations                            |                  |
| <i>a) Recent Violations</i>              |                  |
| B. Treasurer’s Report                    |                  |
| 1. Financial Reports                     |                  |
| 2. Annual Assessments                    |                  |
| C. Maintenance                           |                  |
| 1. Ponds                                 |                  |
| 2. Landscaping                           |                  |
| <b>IV. OLD BUSINESS</b>                  | <b>7:40 P.M.</b> |
| A. Speeding                              |                  |
| B. Community Yard Sale - April 30        |                  |
| C. Trailer/Boat Rule                     |                  |
| <b>V. NEW BUSINESS</b>                   | <b>7:45 P.M.</b> |
| A. Natural Gas - Update                  |                  |
| B. Meeting Notification Process          |                  |
| C. Management Company                    |                  |
| <b>VI. OPEN FORUM</b>                    | <b>7:55 P.M.</b> |
| <b>VII. ADJOURNMENT</b>                  | <b>8:10 P.M.</b> |

**EXECUTIVE SESSION - Immediately Following**

**CLOSED MEETING**

- A. Delinquent Assessments
- B. Trailer Rule Review of Input
- C. Continued Process Improvements
- D. Review Contracts

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

Date: Wednesday, June 15, 2022  
Time: 7:30 PM  
Place: 110 Conner Grant Rd, New Bern  
Present: Jason Maxey, Kelly McGroder, Dylan Baulch, Kim Finch  
Absent: Angela Desmond

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

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**Items of Business**

**ESTABLISH QUORUM:** Quorum of Board Member achieved (4/5),  
Quorum of Members not achieved (8/55.5)- includes board members

**REVIEW OF LAST MEETINGS MINUTES:** Kelly McGroder read the minutes from the 3/9/22 Board Meeting. Board approved the minutes.

**ADJUDICATORY PANEL AND PROCEDURE:** 2 violation letters have been sent since the last meeting, no violation walkthrough was done this quarter.

**FINANCIAL REPORT:** Dylan Baulch gave a brief overview of finances. There are still 8 delinquent assessments. Property management is working towards collecting the debts.

**MAINTENANCE REPORT:** The ponds remain fully functional. The pond maintenance company reported hand dug holes around the pond on Joshua Norman. These holes are likely to cause erosion. The landscaper increased his fee by \$20 on March 23, due to gas prices.

**OLD BUSINESS:** The community police officer was contacted about the speeding problem and he conducted a speed study and increased patrols. The results are available for anyone wishing to see them.

The community yard sale took place on April 30 and was a success for those who participated. Thanks are given to Laurieann O'Donnell for helping with advertising and signs.

The board is working on an amendment for the rule regarding trailers in the neighborhood (Article L, Section 7). Member input is being considered and a vote will take place at the September board meeting. It was suggested to add language to allow for exceptions.

**NEW BUSINESS:** An update on the potential Natural Gas Installation project was given. Duke Energy has not received enough positive response to move forward with the project at no cost to the HOA. At this time, it is not likely that the board would pass a vote to spend the money to install gas at our cost. It was brought to the board's attention that notice of meetings has not been given according to state law. There is also concern that other elements of the HOA are not following proper process. It's been determined that this is due to ignorance

of the process, and not malicious intent. The board is working to improve how the HOA functions.

The Board is beginning the process of selecting a new management company. A list is being compiled and bids will be received.

**OPEN FORUM:** Present members and board discussed the sale of the bordering farm and the planned development, as well as the planned homes for the end of Conner Grant. Nick Benson (310 Conner Grant) addressed the Board concerning the processes that the board uses and the possibility of an ad hoc committee to identify and resolve problems was introduced.

**MEETING ADJOURNED: KELLY MOTIONED, AND JASON SECONDED THE MOTION TO ADJOURN THE MEETING AT 8:40 PM. THE MOTION PASSED UNANIMOUSLY.**

**Next Meeting: Wednesday, September 14, 2022**

Respectfully Submitted by: Kelly McGroder, Secretary