

Creekside Village Homeowner Association, Inc

Annual Members Meeting Minutes

January 26, 2026

Location: Township 7 EMS Building, 2103 Cherry Point Rd, New Bern, NC

Meeting called to order 6:45, by Jason Maxey, Chairperson and Office of Treasurer.

Township Seven representative has requested Board meetings be scheduled with Township no later than 90 days in advance to avoid confusion. Township Seven is open 9am-12pm Tuesday thru Thursday, if Board is unable to reach them by phone. Phone number has been provided to Jason Maxey.

The 2026 budget for Creekside Village HOA was ratified and approved with discussion and amendments.

Discussion 1: Procedure for funds dispersing is handled by Diane at Southeast Property Management using Truist Bank as approved by Creekside Village Board of Directors.

Discussion 2: Line item under landscape maintenance fees: \$1,000 is for the care of trees, bushes and hedges facing Airport Road. Additional \$500.00 (vice 400.00) was approved for Landscape maintenance and improvements for front entrance.

Discussion 3: Not shown is funding set aside for pond maintenance. Only the annual funding and expenditures are shown in the annual budget. Judy Wollin recommended the new board review the total funding to ensure adequate understanding of needs assessment.

Discussion 4: Annual Picnic expenditures were not included in the 2026 budget for this year's picnic. \$400.00 was approved for Community picnic costs.

Motion to approve the 2026 annual budget with amendments was proposed by Mary Dowd. Judy Wollin seconded. Budget for 2026 was approved as amended.

Election was held and the following HOA members were elected as follows:

This correction from original submission was presented by Mary Dowd. Amended as read.

Jason Maxey, President
Mary Dowd, Vice President
Christopher Piper, Treasurer
Judy Wollin, Secretary
(Mary Dowd, Asst Secretary)

Mary Dowd made motion to elect the above to the HOA Board, Laurie O'Donnell, seconded. Motion was carried.

Board of Directors election was as follows:

Chairperson, Jason Maxey
Vice Chairperson, Vinn Luca
Member at Large: Judy Wollin
Member at Large: Mary Dowd

In accordance with HOA Bylaws, Current Board members made motion to elect the above HOA members to Board of Directors. Motion made by Jason Maxey and seconded by Vinn Luca.

Architectural Committee:

Selected by Board of Directors, the following HOA members volunteered for the Architectural committee:

Vinn Luca
Ben Hodges
Jason Maxey

Open Floor Discussion:

New Board members were provided the following information: Southeast Property Management: 252-672-9980, P.O. Box 12751 New Bern, NC 28562. Email is southeastpm1@gmail.com.

Bushes along Airport Road still need to be trimmed. Funds are in 2026 and budgeted. New board will address.

Lots of overgrowth starting in front entrance. New board to address.

This correction from original submission was presented by Mary Dowd. Amended as read.

Covenants and By-Laws. Still require majority signatures to clarify section in by-laws. Still need 74 votes. New board to address path forward to close this action remaining from last year.

Meeting call for adjournment at 7:45 by Jason Maxey. All approved.