

**CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.
AGENDA-BOARD OF DIRECTORS QUARTERLY MEETING**

Date: Wednesday, March 8, 2023

Time: 7:30 PM

Location: 311 Conner Grant Rd

I. WELCOME/CALL TO ORDER

II. APPROVE BUDGET RATIFICATION MEETING MINUTES

III. REPORTS

- A. Violations
 - 1. Recent Violations
- B. Treasurer's Report
 - 1. Financial Reports
 - 2. Annual Dues
- C. Maintenance
 - 1. Ponds
 - a. Maintenance Options - Kevin Wood
 - b. Hole by Joshua Norman Pond
 - 2. Landscaping

IV. OLD BUSINESS

- A. New Construction Update
- B. Dog Waste Problem

II. NEW BUSINESS

- A. Election of Officer
 - 1. Kevin Wood - Vice President
- B. Reserve Study
- C. Reserve Account
- D. Termination of Bylaws/Covenants Language Revamp
- E. Create private Facebook group

III. OPEN FORUM

IV. ADJOURNMENT

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

Date: Wednesday, March 8, 2023
Time: 7:30 PM
Place: 311 Conner Grant Rd
Present: Kelly McGroder, Jason Maxey, Ravi Sharma, Angela Desmond
Absent:

Items of Business

ESTABLISH QUORUM: Quorum of Board of Directors established.

WELCOME/CALL TO ORDER: Jason called the meeting to order.

APPROVAL OF PREVIOUS MEETING MINUTES: The Board of Directors approved the minutes from the February 16 Budget Ratification Meeting.

REPORTS: Kelly gave a report on the current violations in the neighborhood. She will be conducting monthly walkthroughs and will check on 2nd violations after the allotted 10 days. Residents expressed concern over Christmas decorations still up on Delanie. Mr. Quesinberry asked the Board to send a notice of violation to 306 CG for violating Article L, Section 11 by creating an annoyance w/ ongoing music with excessive bass.

Treasurer's Report: Jason read through the financials for the Treasurer's report.

Maintenance report: Ponds are fully functional. Discussion to repair the erosion and maintenance options was tabled until Kevin Wood could be present. It was decided that the board would fill the hole by the Joshua Norman retention pond. The Front Entrance Beautification project was discussed with those committee members in attendance. Residents expressed interest in encouraging improvement of mailboxes and yard appearances. Residents on Robbie Ln were concerned about the amount of mud coming out of the pipe from the farmer's field. Improvements are expected once/if the farmer plants crops this year.

OLD BUSINESS: Kelly discussed the anticipated new home construction at the end of Conner Grant. No plans had been submitted to the city of New Bern or the HOA for approval. A certified letter with a copy of the covenants was sent to the developer. There has been no response. The dog waste problem seems to have improved but bagged waste is being thrown into the swamp. Information was requested from the city about signs to place in the common areas. They would be \$35 each.

NEW BUSINESS: ELECTION OF OFFICER - The Board elected Kevin Wood to the open officer position of Vice President.

The Board discussed reserve funds. It was decided that formal Reserve Study was not necessary per advice from our property manager. Necessary Reserve Funds will be determined on our own and budgeted for yearly. The option of switching banks to avoid a \$4/month bank fee was discussed.

Board discussed how to move forward with amending Article O, Section 1 in order to minimize lawyer's fees.

Kelly discussed switching the public Facebook group to a private neighborhood only group. Those in attendance liked the idea.

OPEN FORUM: Residents wondered if golf carts were allowed in the neighborhood. No other new topics were raised.

**MEETING ADJOURNED: JASON MOTIONED TO ADJOURN, AND KELLY
SECONDED THE MOTION AT 9:00 PM. THE MOTION PASSED UNANIMOUSLY.**

Next Meeting: June 14, 2023

Respectfully Submitted by: Kelly McGroder

In accordance with North Carolina General Statute 47F-3-103

(f) The association shall publish the names and addresses of all officers and board members of the association within 30 days of their election.

HOA Officers' Names and Addresses

Jason Maxey, 108 Delanie Way (resides at 1516 Green Springs Rd, New Bern)

Angela Desmond, 311 Conner Grant Rd

Kelly McGroder, 318 Conner Grant Rd

Kevin Wood, 110 Delanie Way