

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

**Date: Wednesday, December 13, 2023**

**Time: 7:30 PM**

**Location: Google Meet Virtual Meeting**

**I. WELCOME/CALL TO ORDER**

**II. APPROVE LAST MEETING'S MINUTES**

**III. REPORTS**

- A. Treasurer's Report
  - 1. Financial Reports
- B.. Maintenance Report
  - 1. Ponds
  - 2. Landscaping

**IV. OLD BUSINESS**

- A. Metronet Construction
- B. Amendment to Covenant

**II. NEW BUSINESS**

- A. January Amendment Vote
- B. Riverside Leadership Academy Construction
- C. Rip Rap Theft
- D. January HOA Meeting

**III. OPEN FORUM**

**IV. ADJOURNMENT**

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

Date: Wednesday, December 13, 2023  
Time: 7:30 PM  
Place: Google Meet Virtual  
Present: Kelly McGroder, Jason Maxey, Angela (phone), Ravi (phone)  
Absent: Kevin Wood

**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 September Quarterly Meeting.

**REPORTS:** Treasurer's Report: Jason read through the financials for the Treasurer's report. Maintenance report: Ponds are fully functional. There was discussion about finding someone else to trim the bushes at the front entrance since the landscaper mentioned that it's not something he specializes in and that someone may be able to do a better job cheaper. The board agreed to review the landscaper's contract and see about getting a separate bush service.

**OLD BUSINESS:** Metronet installation appears to be complete. Board would like to know the experiences of the residents. Jason discussed the proposed Amendment to the Covenants Paragraph O. Signatures will be collected in order to adopt

**NEW BUSINESS:** The farm was sold to Riverside Leadership Academy. Kelly began communication with Damien Perez with questions about how the construction will affect the neighborhood. Mr. Perez did not have many answers but invited residents to attend a townhall meeting in January when more answers will be finalized. It has come to the board's attention that the erosion at the pond was being caused by an unidentified person(s) stealing the rip rap from around the pond. The rip rap is expensive and property of the HOA. Anyone caught stealing the rip rap may face charges. The board is working to get the rip rap replaced. Jason discussed the importance of attendance at the upcoming Annual Member's Meeting in January.

**OPEN FORUM:** The virtual program experienced technical difficulties and not many residents were able to log on. 8 total (including board members were virtual), 2 board members were able to attend on the phone. Because of the technical difficulties, the program timed out. We will try a new program for the Annual Meeting.

**MEETING ADJOURNED: JASON MOTIONED TO ADJOURN, AND KELLY SECONDED THE MOTION AT 8:30 PM. THE MOTION PASSED UNANIMOUSLY.**

**Next Meeting: January 2, 2024**  
Respectfully Submitted by: Kelly McGroder