

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

**Date: Monday, January 8, 2024**

**Time: 7:00 P.M.**

**Place: Township 7 EMS Building; 2103 Cherry Point Rd, New Bern, NC**

- I. WELCOME/INTRODUCTIONS
- II. REPORTS
  - A. Landscaping
  - B. Pond Maintenance
  - C. Treasurer's Report
- III. BUDGET RATIFICATION MEETING
  - A. Review Proposed Budget
  - B. Address Concerns
  - C. Ratify Budget
- IV. COVENANTS AMENDMENT MEETING
  - A. Review Proposed Amendment
  - B. Address Concerns
  - C. Collect Signatures
- V. OWNER /GUEST CONCERNS AND/OR COMMENTS  
(Anyone who wishes to speak will be allowed 5 minutes on the floor)
- VI. MOTION TO ADJOURN

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

Date: Monday, January 8, 2024  
Time: 7:00 PM  
Place: 2103 Old Cherry Point Rd Twp 7 EMS Building  
Present: Kelly McGroder, Angela Desmond, Jason Maxey, Kevin Wood  
Absent: Ravi Sharma, Diane Anderson (Southeast Property Management)

**Items of Business**

**ESTABLISH QUORUM: (50%=55.5) Quorum was not established. (23/55.5)**

18 Physical Attendance  
1 Virtual Attendance  
4 Proxy Forms Received

**7:24 PM WELCOME/INTRODUCTIONS:** Jason introduced himself, Angela, Kelly and Kevin. He thanked everyone for attending and for their patience while we were locked out while EMS responded to an incident.

**REPORTS:** Jason discussed the landscaping services and a possible need to find an additional contractor to do the bushes. It was asked if we could have the landscaper lay fresh pine straw at the entrance. Pond maintenance was discussed and Kevin Wood offered valuable insight. Residents were reminded that the Rip Rap serves a purpose and taking it from the ponds is theft. Irma Becker raised concern about the wetlands side of Conner Grant Road that seems to be collapsing/eroding into the swamp. Kevin said he would take a look and the board will bring it to the city's attention, as the HOA is not responsible for maintenance of the wetlands or the roads/easements. Jason reviewed the recent financials.

**BUDGET RATIFICATION MEETING:** Jason reviewed the proposed budget and the change in pricing from the pond maintenance company which came over that morning. No concerns were expressed by residents regarding the budget. The Board of Directors ratified the 2024 Budget.

**SPECIAL MEETING FOR AMENDMENT OF COVENANTS:** The Board of Directors reviewed what the proposed amendment to Paragraph O of the covenants would do and Richard Becker raised concerns that some residents did not even know that this HOA had covenants and restrictions, therefore it would not be fair for them have to agree to the amendment. He stated that he believes that it is the responsibility of the Board to make sure all the residents know that this HOA has governing documents. Residents were reminded that they should have received a copy of the governing documents when they closed on their home and that they are always available to the public on the website and by request. Signatures were collected from those in attendance and it was decided that a door to door campaign would gather the remaining signatures, as well as accepting mail in and email submissions. The amendment will not be adopted until  $\frac{2}{3}$  of property owners have signed the proposed amendment.

**OPEN FORUM:** Residents pointed out that the dog waste situation has worsened again and requested that the Board install signs in the common areas. Board reminded residents that no action could be taken against an offender

unless they were identified. City of New Bern Ordinance 6-16 states that the offense of not cleaning up after your pet is a misdemeanor and carries a \$50 fine. The Board has agreed to order and install signs which include the ordinance number and fine amount. Residents also pointed out that someone has been leaving bread and grapes for the ducks and geese that use the large puddle in the farmer's field. The question was raised if Metronet was completed with their installation of fiber optic internet cables and if residents could remove the flags that have been left in some yards. Kelly said she would call Metronet Jacksonville and get an update. Judy Wollin (101 Delanie) spoke about an issue with the streets that she has been following for months. After noticing a sinkhole forming, it was determined that the ground under Delanie Way and Robbie Ln pavement is deteriorating. She has been in communication with Public Works and says they are planning to work on making repairs. She will keep us updated. Judy also urged residents to keep an eye on the roads in front of their properties and report any deterioration to Public Works. Richard and Irma Becker (105 Joshua Norman) spoke in a hostile manner toward board members about a violation they received over a year ago regarding their replacement shed. The shed violated the covenants in color and materials, as well as not being submitted for approval. The board had compromised by allowing the Beckers to paint the metal shed instead of removing it due to cost but the Beckers believe the board did not perform their duties related to the violation in a legal manner and mentioned that they "could sue you into knots". It is to be noted that the Beckers did receive a letter last year upon completing the paint job that the shed will now be considered in compliance as far as this HOA is concerned. No further action is needed.

**MEETING ADJOURNED: JASON MOTIONED TO ADJOURN, AND KELLY SECONDED THE MOTION AT 8:49 PM. THE MOTION PASSED UNANIMOUSLY.**

**Next Meeting: Tuesday, March 13, 2024**

Respectfully Submitted by: Kelly McGroder