

The 2.2.2025 meeting was called to order @4:03 pm @ J Wells residence. Attendance: D Floyd, J Wells, W Lynch and K Lee present.

Minutes of the August 24, 2024 board meeting were approved: 1st J Wells, 2nd K Lee.

Financial overview by Treasurer W Lynch:

- Balance on hand (checking) \$4639.06
- CD: \$21,339.27 (renews in May 24,2025)
- Status of 2025 Annual Dues: 102 owners paid, 33 owners have not paid; 7 owners paid electronically and did not cover the fee for electronic payment. D Floyd will send notices regarding outstanding balances and delinquencies.
- Status of 1730, 1720 Helen outstanding balances: 1730 has received a demand letter from the POA attorney, Michelle Fendley of Watkins, Boyer, Gray & Curry, PLLC of Rogers, AR 72756 (479) 636.2168. As of this meeting, owners have not responded. Due to the incarceration of the owner of 1720 Helen no further movement with the attorney has been put forth.

VENDOR discussion for 2025:

- EVERGREEN confirmed for Lawn & Pest Control prior to this meeting via text (DF,WL,RB,JW) in the amount of \$2174.34. Pre-payment reflects a 7% discount. The 2025 charge is \$202 over the 2024 rate.
- CESAR's Lawn Service submitted a bid for lawn maintenance for the same price as 2024. DFloyd will ask Cesar about trash pick-up along GH Road and caution to not mow over the trash. CESAR's Lawn Service approve for 2025.
- COMPLETE AQUA CARE has discontinued business and referred our account to PROFESSIONAL POOL CARE. W Lynch will ask for a quote for 2025 service.
- STARNER TAX – W Lynch to meet with Jennifer to complete 2024 taxes.

Homes listed for Sale in CREEKSIDE:

- 1730 Grace Place, \$635K, pending in 2 days
- 1700 Cherrie, \$620K w/pool, pending in 30 days

NEW BUSINESS:

- Credit card discussion, ARVEST BANK: debit card was hacked and decision was made to secure a credit card so funds in checking account are not at risk with a debit card. Board voted to move forward with \$5000 line of credit split between President and Treasurer positions. 1st W Lynch, 2nd J Wells. Consensus for the use of the credit card is to pay vendor invoices and small purchases (mail, repair needs, supplies) and pay balance in full each month. DFloyd will finalize application with Arvest account manager.

CREEKSIDE SUBDIVISION @ GREENHOUSE ROAD POA

- Discussion for VIOLATIONS COMMITTEE: 2 owners have offered up their services to be a part of the committee (Matthew Hoskins, Pam Shea) Details of committee responsibilities about frequency of monitoring for violations, method of notification for violators, amount of fines, collection of fines to be determined.
- WLynch to contact 1701 Helen (Bajalia's) about outbuilding status of plans, permits, start date.
- Discussion about prep for outbuilding guidelines/covenant changes for Annual meeting to be held in August.
- Need to address how to move forward with new, legal (existing) covenants to get them filed with the county. Attorney for the POA advised us to secure an owner signature, notarized prior to filing with the county.

There being no further action, the meeting was adjourned at 5:37 pm: 1st by WLynch, 2nd by DFloyd.

Board Member: _____ Approved: _____