

CREEKSIDE S/D @ Greenhouse Road POA

The Annual Meeting of the Creekside Subdivision @ Greenhouse Road Property Owners Association, held @ 1051 Elizabeth Drive was called to order @5:11pm by D Floyd on Saturday, September 7,2024.

Roll call of Board of Directors present: President: Darlene Floyd, VP: Open (member no longer lives in the s/d), Treasurer: Will Lynch, Members at Large: Robert Brown, Jonathan Wells

A quorum was NOT established – 18 owners registered vs the required 27 required to meet the 20% minimum. The meeting continued as a regular meeting of the Board and residents.

Review of the minutes from the August 19, 2023 Annual meeting with a motion for approval by Randy Morgan and a 2nd by Julie Squires.

Treasurer's Report:

Will Lynch gave a financial overview for 2024 with a projected year-end balance of \$5,699.37. Reserve funds of \$20,807.84 in ARVEST CD will mature 10/24/24 with a balance of \$21,040.18. Funds projected for the Fall Festival based on 2023 charges: \$4567 included in the budget. No other major expenses projected for the balance of the year. 2024 Annual dues for 7 homes are delinquent. 1720 & 1730 Helen have liens applied against the properties for outstanding dues. Two homes paid back dues for 2023. The Arvest loan for the playground and sport court still has a three (3) year balance.

Updates/Reminders:

Will Lynch provided updates for the Fall Festival scheduled for Saturday, September 28th from 5-7pm. Will is looking for food truck availability. The Board has agreed to pay the deposit for a food truck to be on-site and residents may purchase their own food choices. (2023 had excess food paid for that was not dispensed) A food vendor has not been selected or confirmed as of meeting date. KONA Ice is confirmed and the Board has agreed to pay for the frozen treats. Three (3) inflatable amusements will be set up around 3 pm.

Darlene Floyd discussed the following topics:

- Parents are responsible for supervising their children playing on the inflatables.
- Common complaints for code violations: trash cans not stored properly, lawn (weeds, vegetation growing thru/over fence, grass growing in flower beds).
- Per Centerton Mayor Bill Edwards, the westside Greenhouse sidewalk has been eliminated from the expansion plans with foot traffic to cut thru Creekside s/d to enter and exit @ Ella and Helen. This will reduce the amount of backyard space removed from the residences on Kaylee. Darlene is waiting for a confirmation from Bentonville planners to confirm the same.

Old Business:

- Covenant updates: Legal has updated the covenants in a uniform manner including the addition of the Lawn amendment and Solar Panel amendments. There are still some discrepancies to straighten out including the POA's legal name to match the non-profit tax filing and terms of officers to match by-laws.
- Legal has sent demand letters to 1720 Helen (\$1350 owed) & 1730 Helen (\$2700 owed) and liens are to be filed.

New Business:

- Resident request regarding markings for the Sport Court – several inquiries have been made; issues with high quotes or vendors not interested in the job due to small scope of work. The Board has put this on hold for the time being.
- Solar Panel open discussion. Nhan Nguyen states current covenant placement of panels does not benefit each property equally due to direction the back roof faces - N,S,E, or W. A motion to modify covenant language for placement of panels with a second. It was discussed to allow panels on the side of the roof as long as panels remain behind the fence line. This change in covenant will require all homeowners to be advised of the proposed change and requires approval by 68 owners.
- Resident, Kayla Lee was introduced and the current board members recommended Kayla to join the board as a Member at Large to assist with board activities. Residents present at the meeting acknowledged this action. A vote is not required.
- Randy Morgan opened discussion about outbuildings. Shops, pool houses, garage additions were the types of buildings discussed. Current covenants state any addition must be approved by the ACC/Board, must match the architectural style and materials of the main resident; no separate unit may be used as housing. One resident proposed a building size 20' x 40" for additional garage/shop space.

There being no further business, the meeting was adjourned @ 6:06 pm with a motion by Randy Morgan, 2nd by D Floyd.

APPROVED: 8.5.2025 1st: R Brown, 2nd: J Wells