

CREEKSIDE SUBDIVISION @ GREENHOUSE ROAD POA

March 27, 2024 @ J Wells residence

The meeting was called to order @6:05pm. Attendance: DFloyd, JSnow, WLynch, RBrown, JWells

Minutes from January meeting read and Approved (1st WLynch, 2nd by JSnow)

Vendor status for 2024 services: Lawn (Cesar's Lawn Care & Landscaping) '23 paid \$8375, '24 service will be \$9300 increase from \$260 to \$275 per visit and Pool (Complete Aqua Care) were approved. WLynch checked out several other pool companies for price comparison. Seaside doesn't handle commercial accounts and Burton is not taking on any new clients. The pool service for '24 will be just under \$7000 w/o any additional needs. NOTE: service includes water testing onsite daily M-F and maintenance Memorial Day-Labor Day.

Financial forecast thru 2024:

- 8 owners still have outstanding dues for 2024; two owners paid '23 dues and we are waiting on them to pay '24 dues; 1720 & 1730 Helen have been turned over to the attorney for demand letter and liens to be applied to the properties as these two residences have multiple years of non-payment. Six owners still owe 2024 dues (1710 Grace, 1010 Owen, 1741 Cherrie, 1121 & 1131 Kaylee, 1721 Ella)
- \$20k CD with ARVEST has been rolled over for another term – these funds have been designated as RESERVE FUNDS and are not to be used except for an unexpected major issue or financial shortfall.
- Based on 2024 expenses the POA is expected to have an operating surplus of approximately \$5500.

Violations discussion and implementation of fines if issues are not resolved.

- 990 Clark - Landscaping rock dumped on street in front of home; also has satellite on roof
- Trash can violations – 3 rentals on southside of Ella Place (Darlene has contacted owner and A-1 Realty to correct issue)
- Corner of Ella/Elizabeth Lp – weed height, lawn maintenance is an issue – violation letter to be sent, multiple complaints from residents about this property
- JSnow to work on verbiage for implementation of fines.
- Ramp complaints – same offenders and same person lodging complaints

Landscaping

- Trees for Bajalia residence to block shed reflection – 1701 Helen Ln; POA Board previously approved to purchase shrubs – planting and maintenance is homeowners responsibility; POA will not replace shrubs.
- Also previously approved shrubs for 1250 Elizabeth Loop. WLynch will contact the owner to discuss placement.

Miscellaneous

- Solar Panel – currently only 1290 Elizabeth Lp has contacted POA about covenant guidelines for installation.

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- Pickleball project- contact by a about status; this was tabled in '2023 due to expense of outside companies to paint court and secure equipment (net,poles)
- Board decided to wait until we get further into the peak season of lawn care/maintenance and the pool opens to see if any unknown issues need to be addressed.

There being no further discussions the meeting was adjourned @ 7:49 pm.

Minutes approved on _____