

CREEKSIDE SUBDIVISION @ GREENHOUSE ROAD POA

January 14, 2024

The meeting was called to order at 4:38pm. Members present: Darlene Floyd, Robert Brown, Jesse Snow, Jonathan Wells and Will Lynch via phone.

Darlene provided a status update on the items the attorney was proceeding with including sending demand to 1720 and 1730 Helen Lane for delinquent annual dues. The next step will involve liens against the properties. Outstanding dues thru 2023 for these two properties are \$3150. Attorney is also reviewing the Covenants and By-laws as adopted at the time control of the POA was turned over to the residents. Revised lawn covenant approved at the 2022 Annual meeting will be added to existing docs and will be recorded with County. This will happen once Solar covenant is completed and added as well.

Board members worked on Solar covenant to amend covenant #11 which prohibited panels on roof. Points:

- Homeowner solar plans to be submitted to ACC/Board for approval prior to any work beginning on the property.
- Rear roof placement for panels; if yard panels are installed they must be below fence line
- Details on color guidelines and maintenance of solar equipment
- Neighboring properties cannot be restricted to use of their property (landscaping, approved structures, air rights) due to another neighbor's solar equipment.

Document composed to be reviewed by each board member and forwarded to the attorney.

Due to ongoing issues with the current shed covenant and trying to approve plans, board members discussed options. The current language is 30" above fence height maximum which presents problems with some of the sloping lots. Members agreed to a wall height of 6.5 ft which is easier to define in shed plans submitted for approval including those properties allowed to have larger sq footage units. This suggested covenant will be presented to all POA members via a ballot mailed to each property owner to either approve the change or keep the current covenant.

Discussion about the ongoing issue with trash cans left visible from street after trash day. Three properties on Ella were called out. Darlene will reach out to two of the owners as the homes are tenant occupied. The Board agreed to issue warnings and then fines for violations moving forward. Jesse will continue to handle the warnings and violations.

The meeting was adjourned at 6:28 pm.

Minutes approved on _____