

The Sunday, January 15th, 2023, Board of Directors meeting was called to order @ 10:07am. Members in attendance: Darlene Floyd, Jessie Snow, Robert Brown, and Will Lynch.

The Board has accepted the resignation of Randy Morgan as President, effective 12/31/2022. Will Lynch, Treasurer was originally due to resign also on 12/31/22 but has agreed to stay on the Board until new elections to be held in August 2023.

WASTE MANAGEMENT dumpster issue was discussed from the Christmas 2021 dumpster. Usage time, delivery and haul off were contracted and paid in advance. Due to issues with WM attempting to charge for a '2nd delivery' and 'extended usage' there is a disputed claim for additional fees and interest which has been turned over for collections. It is a consensus of the board members that this error by WM is not legit and therefore the POA should not pay the claim. Robert Brown will contact WM and/or the collection agency to try and resolve this matter – current claim is \$780.00.

EVERGREEN, vendor for fertilizer service for common areas submitted an annual treatment plan of \$2522 with a discount amount of approx. \$150. Darlene made a motion to approve, and Robert made a 2nd. Invoice will be paid, and service will continue with Evergreen.

Financials: Currently the POA has a 2022 carryover balance of \$30,353.45. The ARVEST loan taken by the POA for the playground and sport court has almost been used in it's entirety. The Board made the decision to hold a minimum of \$25,000 RESERVE with a motion by Robert /2nd by Jessie. The working annual budget is approximately \$58,000 against collections of dues of \$60,750.00 with 100% collection rate (once the home on Elizabeth Loop is restored and sold). From 2022, there are still 5 homes which have not paid dues. One home has NOT paid dues since before owners took over the POA functions, one home is a rental and attempts to contact the person/agency handling the property have not been successful. The balance due from 2022 were added to the invoices for 2023 for the specific owners. The Board agreed to delay any improvement or purchases (other than basic expenses: lawn, utilities) until MARCH 1, 2023, so the POA dues collected can reflect what can be achieved in the 2023 budget planning process.

IMPROVEMENTS discussed:

- *Common Area benches, trash can/s, grill – this expenditure tabled until 3/1/23
- * Fill dirt and sod for area around the sport court and possible additional landscaping

SPORT COURT – card reader issue

- Need to contact vendor who installed to add additional meshing to prevent people from reaching in to touchless exit reader to gain access without a access card; also issue with angle of sun hitting touchless exit reader and causing gate to not latch/lock.

AMENDMENTS TO BY-LAWS:

At the 2022 Annual Meeting a majority of attendees agreed to enhance the wording of the specifications of expected lawn care in the subdivision. Edging, clippings, and vegetation on wooden fences were main topics.

The Board agreed to the wording of the proposed change detailing expectations of standard lawn care in the subdivision. Along with the lawn maintenance revision for review and approval by the residents,

the issue of SOLAR PANELS and ABOVE GROUND POOLS, which are currently prohibited, are offered up to the residents to keep as current by-laws OR open for discussion to permit these items in the subdivision. All three topics in the form of a voting ballot, ONE per household, will be mailed out this week to addresses on file and will be requested to return by 3/1/2023. *See attached ballot.

Community website: Will Lynch will continue posting and updating the CREEKSIDE Website since he has agreed to stay on the board.

Violations: Jessie Snow will continue to address violations as they come up. Additional members of the Board will accompany Jessie on any issues requiring in person visits.

POA Yard signs: Darlene will collect available yard signs and post in subdivision reminding POA due date January 31,2023 and by-law ballot due date of 3/1/2023.

Several residents questioned surveyors walking the property behind the homes on Elizabeth/ Loop. The area in question is property belonging to the City of Centerton- two parcels totaling approximately 14 acres. The Centerton Mayor stated the city did not have any plans regarding the area. Robert talked with the surveyors and he believes it has to do with a sewer main and possibly the development of the acreage behind Elizabeth Loop which is owned by ROTH properties.

There being no further discussion the meeting was adjourned @ 12.15 pm by Darlene Floyd.