

May 13, 2021

Meeting called to order @ 7pm @ M Merritt's home, 1240 Elizabeth Loop

Attendees: Michael Merritt, Jared Thielen, Randy Morgan, Darlene Floyd & Will Lynch(new member of interim board)

RM opened the meeting with comments:

- Bank account is now under POA control; funds on hand \$53,216.76; RM is working on updating authorized signatures for checks thru ARVEST, and securing a debit card.
- Insurance quote is in work thru CRIBB Insurance to cover common elements: pool, fences, landscaping, and board members.
- VOGEL LANDSCAPING - own their own tree farm so they are being considered to provide additional trees along Greenhouse and/or entrances; providing quotes for improving entrances.
- WOLF LAWN CARE is maintaining entrances, Greenhouse frontage, pool area; WLC was sending weekly invoices and RM has told them the POA will pay monthly. RM addressed issues with mowers damaging sod in certain areas.
- POA website is a priority. Need debit card before we can purchase website.
- Goal is to have elections for a POA board in AUGUST, 2021.
- RM is trying to resolve the magnetic lock issue on the pool entry; currently padlocked.
- FACEBOOK Creekside Neighborhood page has new administrators since the Lamberts moved; Cyndi Dodson and Ashley Snow are managing the page.
- Vacant pie-shaped lot near pool – possibility developer may deed to POA since it will not accommodate a home like the properties in this community.
- Considering services for lawn treatment of common areas: Greenscape, Weed Man, & Evergreen
- Discussed printing 100 copies of POA Covenants to have on hand.
- Fence staining: discussed option of the POA paying to stain all fences facing the streets in a common color to maintain uniformity of community after subdivision is built out.
- Outstanding dues: putting a list together so collection notices can be sent. Also discussed monitoring collected dues from homes as they close. Developer DOES NOT pay annual dues on lots, but dues are collected from new home buyers for the balance of the year in which they purchase a home.
- Storage unit: discussed renting an offsite storage unit to house pool furniture in the winter and pool cover in the Sp/Summer. A resident is donating umbrellas and stands to the POA so additional equipment will need to be stored off-season.

POA has an established address: 1051 Elizabeth Drive, Bentonville, AR 72713; USPS has provided a mailbox for receiving mail @ ELLA kiosk, BOX 16. Randy Morgan has a key. Spare key has been taped inside mailbox for security.

ISSUES:

- Bajalia's – not moving shed; trees will be installed by POA; if/when they sell their property, the shed will need to be removed from the property before property is purchased.
- Well's – still working on submitting a color approval for the 'red barn' shed to be repainted.
- Owner James Lenahan @ 1321 Elizabeth Loop proceeded with painting his fence; he did not use a transparent approved stain color as instructed in previous discussion with ACC. He stated painting lasted longer and his limited income did not allow him to re-stain as frequently as needed.

Meeting was adjourned @ 8:15pm

Darlene Floyd, Member of Interim Board for CREEKSIDE POA