

6/24/21

Meeting was called to order at 6:36pm, those present:

Randy Morgan, President, Darlene Floyd, VP, Will Lynch, Treasurer, and Jared Thielen, ACC member.

WL presented financial statement: June opening balance: \$40,032.29. Ending balance \$37,084.21- monthly charges were paid for the pool service, lawn care, and electricity. Statement is entered into the minutes and attached for review. Some POA dues from recently sold homes and past due POA fees were collected this month. Four (4) homes still have outstanding dues: 1710 & 1730 Helen Lane, 1300 Elizabeth Loop, and 1650 Ella Place. Will is tracking homes recently closed as some of the POA fees are still sent to LANDMARC.

WL also presented a 2021 End of Year Projection balance of \$28,553.37. Annual Receivables on the finish out of 137 Lots @ \$450./per equals \$61,500.00

Lawn care will be continued with WOLFF LAWN CARE thru the end of October; Pool is maintained thru Labor Day on our current contract. Continuing service thru the month of September is an option with a charge of approximately \$1,000.

Service and Maintenance issues to address:

- Pool pump has a leak. Also need to address the volume of water loss requiring 2-3 hours of water from the garden hose per day or so. >>PH POOL CARE to address leak at pump and check pool drain for leak.
- Pool lights are being left on in the bathrooms and a fan is not functioning.>> A new fan motor will be purchased and installed. Approved getting sensors for the bathrooms to control the lights when the bathrooms are not in use.
- One pool toilet is running due to faulty plunger equipment in tank >> New plunger system will be purchased and installed. One bathroom sink is leaking>>> JT will take a picture and send to board member to determine method of repair.
- Need to purchase a broom, garden hose, and two larger trash cans for the pool. APPROVED by those present.
- Board approved hiring a resident pre-teen/teenager to manage cleaning duties at the pool – picking up trash, emptying bath and pool trashcans and setting out city trash cans for pick-up; cleaning bathrooms, straightening up chairs and umbrellas; maintaining water level at the pool. Several candidates have expressed interest. WL will put together a work chart check list. POA will pay \$40.00 weekly/Friday pay day.
- The POA now has a contract with EVERGREEN for annual service to treat (weeds, fertilize) common areas around pool and playground and along Greenhouse road.

Discussion of Improvement Projects:

- RM working with a contractor regarding improvements to the pool and playground area. Waiting on the contractor to submit plans and ideas. This would be a capitol improvement addressed after the Official POA Board is elected and installed.
- RM is also working different angles for improvement to the entrances of the community: landscaping / lighting for the entrances, additional barrier trees along the remaining exposed

Greenhouse Road perimeter fencing. Discussed planting time is more favorable in early fall so this is something the elected board may also address but will continue to get bids and options and have them on hand.

- DF ordered and received the message board and community mailbox. Both items will be installed at the pool area over the next week to 10 days.
- A website fee has been paid and WL is diligently working to complete the initial process for setting up the website NWACREEKSIDEPOA.com. This will be the direct means for communicating with the board and ACC. There is also a means to pay dues and fines. There will also be a community message board.

Discussion regarding the community meeting on 6/28/2021. Location was designated as the pool area, but RM is trying to see if the local school is available due to projected inclement weather. WL will post signs around the community to advise residents. There is a possibility the meeting may need to be moved if weather interferes. RM presented a meeting agenda for review which is attached to these minutes.

Scheduling of nomination of board member, election process and quorum percentages were discussed. RM will cover this topic at the community meeting. Timeline addressed:

- 6/2/ - 7/30 Open period for nominations – noms should be for a specific position: President, VP, Treasurer, Secretary, and one (1) at large position.
- 8/2 – 8/15 Nominations accepted and posted – will ask those nominated for a picture & bio to enter on the website for community to review.
- 8/16 - 8/22 Open voting – one (1) vote per household; household must be current on dues and not have any outstanding fines or violations.
- 8/24/2021 Annual Board Meeting with in-person voting (those who have not previously voted online); households will have one (1) vote per household; household must be current on dues and not have any outstanding fines or violations.
- CREEKSIDE POA yard signs will be updated to remind residents of these dates as well as the website.

Meeting was adjourned @ 9:27pm.

June Summary

Date	Memo	Amount	Balance
6/1/2021	Management changeover from Landmarc	\$40,032.29	\$40,032.29
6/4/2021	Deposit (2021 Dues-1711 Cherrie \$282.33) (2021 Dues-1011 Owen Lane \$450.00)	+ \$732.33	\$40,764.62
6/6/2021	Invoice 3982 - \$250.00	- \$250.00	\$40,514.62
6/10/2021	Home Depot (Pool Gate Lock and Supplies)	- \$183.87	\$40,330.75
6/11/2021	Go Daddy Website (3 year contract)	- \$630.18	\$39,700.57
6/14/2021	Home Depot (Return Gate Lock)	+ \$141.25	\$39,841.82
6/14/2021	Annual Arkansas Department of Health Payment	- \$27.54	\$39,814.28
6/14/2021	Strong Point Self Storage (Establishing Service)	- \$81.00	\$39,733.28
6/14/2021	Best Sign Group (10 x Yard Signs)	- \$311.53	\$39,421.75
6/14/2021	Home Depot (Common Area Supplies)	- \$113.17	\$39,308.58
6/14/2021	Lowes (Common Area Supplies)	- \$131.38	\$39,177.20
6/16/2021	Deposit (2021 Dues-1631 Cherrie \$268.77) (2020/2021 Dues-1260 Elizabeth \$900)	+ \$1168.77	\$40,345.97
6/22/2021	Wolff's Lawn Care (Invoice 4184 - Service through end of June)	- \$2250.00	\$38,095.97
6/22/2021	PH Pool Care (2 of 4 Invoice Payments)	- \$1011.55	\$37,084.42
6/23/2021	Carroll Electric (Past due amount plus current bill, Paid with Bank Card)	- \$244.98	\$36,839.44

2021 End of Year Projection *1360 Elizabeth* *6/15/2021* *+ 244.77* *\$37,084.21*

Memo	Amount	Balance
Wolff's Lawn Care (July-October)	- \$4000.00	\$32,839.44
pH Pool Care (2021 Contracted Service Remaining Payment Amount)	- \$2023.10	\$30,816.34
Evergreen Lawn Care (\$275 x 5 treatments, 1st treatment applied June)	- \$1375.00	\$29,441.34
Carroll Electric (Estimated from Historical Payments) <i>est Jul-Dec</i>	- \$837.97	\$28,603.37
Centerton Water (Estimated from Historical Payments)	- \$0.00	\$28,603.37
Pool Pump/Toilet/Sink Repair (Estimated)	- \$500.00	\$28,103.37
2 x Lot Closings on Elizabeth Loop (Estimated 6 months of dues)	+ \$450	\$28,553.37
Potential Lot Closings?	+ \$0.00	\$0.00

Annual Receivables

- 137 Lots @ \$450.00 = \$61,650.00
- Estimate 125 Lots Complete in January = \$56,250
- Account Estimate at End of Year Plus 2022 Dues = 84,803.37

Outstanding Dues

- 1710 Helen Lane = \$450.00 *LOT 3*
- 1730 Helen Lane = \$1350.00 *LOT 1*
- ✓ 1011 Owen lane = \$345.49 (2020) *Wallace March*
- 1300 Elizabeth Loop = \$450.00 *LOT 70*
- 1650 Ella Place = \$450.00 *LOT 124*

Creekside Property Owners Association

1051 Elizabeth Dr.

Bentonville, AR. 72713

1st Annual Meeting

Monday, June 28th at 6:30pm

Meeting Held at Neighborhood Pool

Call to Order by Interim President Randy Morgan

Introduction of Interim Board Members, and Interim ACC Committee

Address of Welcome by the President

Approval of the minutes of the June 24th Board of Directors meeting published in the 2021 Log.

Treasure's Report:

1. Current Balance
2. Review of 2020 Financial Statement
3. Review of 2021 Financial outlook

Neighborhood report:

1. New Covenants
2. Neighborhood self-management
3. Covenant Violations and warnings
4. Pool

New Business:

RM 1. Neighborhood beautification

- a. Front entrances landscape, and Common area
- b. Trees along Greenhouse Road for entirety of Neighborhood
- c. Common Area – Pool expansion, enclosed boarder on playground, sport court

WL 2. New POA Website

DF 3. August Annual POA Meeting to elect official Board Members.

- a. President, Vice President, Treasurer, Secretary + 1 AT LARGE

Open the Meeting to comments and questions from the floor.

**Please note: owners will be allowed three minutes for questions for questions and comments. No action can be taken on any item not listed on the agenda.

Adjourn