

6/28/21

Members in attendance: Randy Morgan, Darlene Floyd, Will Lynch, & Jared Thielen

Approximately 40 homeowners signed in and were in attendance. PRINTED COVENANTS were available for members to take a copy.

Meeting called to order @ 6:42 pm by RM.

RM welcomed those in attendance and explained the roles and responsibilities of the POA. Introduction of Interim board members and ACC committee.

RM approved the minutes of the last interim board mtg on 6/24/21 and second by DF.

WL, treasurer, reported the current balance of the POA financials and 2020 year end statement. Overview of the 2021 calendar year with a projection of \$30-40,000 in reserve by the end of the year.

JT, ACC member, discussed covenants; covenants should be thought of as a protection for “us” , not the board against the rest of the homeowners; preference for the community would be to self enforce. Most reoccurring violation is removal of trash cans from curbside and failure to store trash cans behind fence or in garage – out of public view. Reminder regarding camper/RV have 3 day limit to load and unload on property before violation occurs.

RM – violation letters/fines have been delayed but now POA website is up and covenants are posted all POA members should be aware of the community guidelines. RM vision is to see the community to be a neighborhood of self-management. Also discussed shed guidelines and those few sheds which have been grandfathered in with restrictions for those sheds if/when current homeowner sells the home.

WL discussed the pool equipment and on-going issues—pool drain plug, gate lock and general guidelines. The 911 phone equipment was called out to those in attendance. Pool use is Memorial Day weekend thru Labor Day weekend – with the possibility of extending thru the end of September for an additional \$1,000. Discussed hiring a community teenager to clean bathrooms, handle trash and general maintenance of the area @ \$40/week

RM Discussed landscaping ideas at the 3 entrances to the community and the remainder of trees to be added along the fence line along Greenhouse Road. \$24,000 was the most recent quote. Options include having a contractor prep the beds and then having a community day to plant the items we purchase for the 6 beds. General agreement was to do this in early fall.

RM also discussed POA website and the mailing address and mailbox for the POA – 1051 Elizabeth Dr.

DF presented information for scheduling of nomination of board members and election process.

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.
- RM explained the quorum required to confirm the election.

RM opened the meeting to general Q&A – topics discussed:

- Roles of board members and approximate time required monthly
- Process for things presented to the board and voting method
- Visibility of Financial statement
- Minor vs Major violations – how is that determined as it is not currently designated in covenants
- Line item covenant
- Street lights
- Lot ownership/development plans for property due south of the community (currently owned and for sale by ROTH Developers)
- Greenhouse Road expansion – Centerton vs Bentonville plans – and timing

With no further questions and increasing rainfall, the meeting was adjourned at 7:39pm by RM and second by DF.

