

FIRST ANNUAL MEETING OF THE CREEKSIDE POA

8.24.2021 @ Creekside Community Pool

Meeting was called to order by Interim President Randy Morgan @ 6:32pm. Additional Interim board members Darlene Floyd and Will Lynch were present. RM addressed the members with a general overview of how the meeting would proceed including voting for permanent board of director members and open discussion.

The minutes of the 6.28.2021 minute were approved by RM with a 2<sup>nd</sup> by WL.

Treasurer report was given by WL - projected annual budget when the s/d is built out is 137 lots @ \$61,650. END OF YEAR 2021 projected balance is expected to be around \$23,000.

**OLD BUSINESS:**

- Two resident teens (Grayson Shields, Dylan Williams) were paid pool attendants for the summer
- Expected Chlorine shortage advised by pool company was resolved and no equipment changes were necessary
- Responsibility to common areas – RM requests we self-patrol and take pride in ownership of our common areas
- WL discussed info from Bentonville and Centerton regarding the widening/improvements to Greenhouse Road; projected improvements are 5 years out and will be done in 3 phases.

**NEW BUSINESS:**

- Covenant Guidelines were presented for approval; hard copies have been available to residents at the 6.28 meeting and this meeting; covenants are also available online at the Creekside website. All members present were in favor – no votes opposing.
- Covenant amendment was presented for Paragraph 3 to increase the number of Board members:
  1. The Board will consist of five (5) residential homeowners serving as board members: President, Vice-President, Treasurer, Secretary, and Member at Large. Positions will be filled pursuant to a majority vote of the eligible residential lot owners. Homeowners are allowed to serve as a board of director and serve on any Creekside community committee. All members present were in favor – no votes opposing.
- Vote to accept, certify, and implement new bylaws for the POA. This is a required formality necessary to have the POA bylaws certified by the state and to maintain the POA's 501C3 – tax free status. All members present were in favor – no votes opposing.
- Election of Permanent Board of Directors - Candidates were introduced by RM, candidates were previously nominated thru online submits.
  - **President Nominees**
    - Randy Morgan
  - **Vice President Nominees**
    - Darlene Floyd
    - Diana Freeman
  - **Treasurer Nominees**
    - Will Lynch
  - **Secretary Nominees**
    - Jesse Snow
    - Diana Freeman
    - Darlene Floyd

- **Member at Large**
  - Diana Freeman
  - Jesse Snow
  - Jared Thielen

Forty (40) votes were received online, twenty (20) votes were tendered at the meeting. NOTE: sign in sheets were managed by interim board member Darlene Floyd and in person ballots (1 per property) in lime green were issued to distinguish between those online votes which were recorded by WL on white paper. Twenty-three (23) people attended and three (3) had voted online and were NOT issued a ballot.

Votes were tallied by RM and WL as follows:

President – Randy Morgan (uncontested) – 59 votes

Vice President – Darlene Floyd - 48 votes, Diana Freeman -10 votes

Treasurer – Will Lynch (uncontested) – 57 votes

Secretary – Jesse Snow – 52 votes, Darlene Floyd – 5 votes

Member at Large – Jared Thielen-24 votes, Jesse Snow – 3 votes, Diana Freeman – 32 votes.

While votes were being tallied, Darlene Floyd addressed the members to discussed Committee positions. When in-person ballots were handed out members were advised to review agenda for committees and enter interest on ballot.

**a. Architectural Review Committee**

- ii. Reviews applications and all attached information submitted for all new enhancements/improvements to existing properties in the neighborhood in accordance with the Creekside Covenants.

**b. Social/Event Committee**

- iii. Plans a calendar of activities both big and small that attempt to bring the community together...Includes community property competitions such as Yard of the Month, Best Halloween Decor etc.....

**c. Welcome Committee**

- iv. Visits and welcomes new neighbors into our community giving them an opportunity to ask questions they may have regarding our neighborhood and the surrounding area.

**d. Website/Communications Committee**

- v. Manages and updates the Creekside Website, as well as creates communication that meets and keeps with the Creekside Covenants to all committees and the Board of Directors.

Darlene also addressed the Ella entrance/exit in proximity to Riverwalk entrance and the issues at peak traffic times. It has been discussed between interim board members if the board should approach the two city planning boards about the functionality of how a turn lane would work in the specific area and should the Ella entrance be closed off. Darlene asked for members to monitor and submit any thoughts they had about the Ella entrance in feedback to a board member or online at the Creekside website.

RM announced the results of the votes:

- Randy Morgan – President
- Darlene Floyd - Vice President
- Will Lynch – Treasurer
- Jesse Snow – Secretary

- Diana Freeman – Member at Large

Those submitting interest in committee positions:

- ARC – Kyle Buntain, Ryan Faber
- Social Events – Jean Dollard, focus on kid events, Corissa Fortini

RM continued discussion about area improvements:

- Due to construction of Greenhouse Road improvements the majority was in favor of dropping the idea of planting trees along the road - \$24,000 estimate is now tabled.
- Landscaping entrances - easement lines were discussed, Ella entrance is not within our property line and will required relocating granite signs - possibility of cutting into existing owners property lines, or eliminating the entrance/exit on Ella and fencing across the area
- General delays in getting layouts, quotes have to do with labor shortages in the area.
- Pool and common area expansion – designs will be posted - pool expansion, concrete slab for 'sport court' with basketball goals, improvements to playground area. All ideas are still conceptual – waiting on plans. RM promised to post designs at community message board and online for members to review.

A **MOTION** was put forward to members present for approval to secure a loan from ARVEST Bank to cover the improvements. Based on RM's discussions, Arvest offers a \$150,000 note around 4.5% to be handled as a construction note – to draw as needed for payment of projects. Estimate: 5 yr note would be a monthly payment of around \$2,800. Twenty-one (21) voted in favor of acquiring a loan for projects, two (2) opposed. **MOTION PASSED.**

RM opened the floor to members, here are the topics presented:

- Need to check city lights on the property, a early morning walker noticed several were not functioning near the common area
- Line-item voting was requested for approving projects for improvements to community property
- Requested to see plans, specifications for improvement projects
- Solar panels – currently not allowed in Covenants, but legally may not be able to restrict.
- Second gate was requested for back side of pool area when improvements are done
- Security cameras suggested at common areas, especially the pool

With no further topics, comments or discussion, the meeting was adjourned @ 7:47pm by Randy Morgan and 2<sup>nd</sup> by Darlene Floyd.