

The Annual meeting of the Creekside Property Owners Association, held @ 1051 Elizabeth Dr. was called to order at 6:12pm on September 7<sup>th</sup>, 2022.

Board members present: Randy Morgan/Pres, Darlene Floyd /VP, Will Lynch/Treasurer, Jessie Snow/Secretary. One Member-at-Large position is OPEN. 40 POA members (eligible to vote) signed in for the meeting.

Minutes of the August 24<sup>th</sup>, 2021, Annual meeting was approved by 1<sup>st</sup> motion Julie Squires, 2<sup>nd</sup> motion Jessie Snow. The 2022 Annual Meeting minutes are posted on the website.

Treasurer Report: Approximately \$69,500 on hand at the end of September, with projected year end on hand of \$27,500.

#### Updates/Reminders:

- Discussion of the fire damage to a home under construction (Lot #133, 1291 Elizabeth Loop) and the overgrowth of weeds/grass/vegetation; Randy contacted Landmarc to request landscaping clean up. Friday, 9/9 the property is supposed to be cleaned up. Until lawsuits are settled between contractors and builder insurance no work
- Rezoning of land to the Southwest of Creekside – Roth Properties: for now, the project is tabled which planned for 60 units/6 per acre with Commercial zoning along Greenhouse Rd frontage. Commercial zoning along Greenhouse Rd frontage has been denied by the City of Centerton. Discussed new proposal for R3 zoning, medium density, 36 homes, 2000 sf minimum and no taller than 45 ft high. Per Randy, the City of Centerton will probably address the issue again in 2 weeks and advised surrounding homeowners probably will not be able to prevent the acreage from being developed. Check with City of Centerton postings about whether the plans will be reviewed at the September 20<sup>th</sup> meeting.
- Greenhouse Rd expansion development – City of Bentonville plans to start work in the Spring 2023. Current plans from both Bentonville and Centerton show five lanes – similar to I street in Bentonville. The Bentonville side shows a bike path along the east side of the expansion and Centerton side shows a walking path on the west side (along Creekside fence/property line) The granite CREEKSIDE sign at the ELLA entrance will need to be moved as it currently sits partially on the city's right of way. Previous discussion and plans for landscaping the entrances were previously put on hold by the POA board until construction is completed. Once construction is completed the Board will revisit with POA members ideas for future landscaping.
- Parking on street – Randy addressed complaints received about overnight parking on the street. PARKING ON THE STREET overnight is not allowed EXCEPT AS DETAILED IN Covenant #24.
- LANDMARC lot sign – Randy contacted LM and they are to remove the sign on 9/9/22.
- Silent Auction Friday, 9/9/22, 6-8pm at the Common area to benefit Tiffany Botteron medical treatments.

#### Old Business:

- Election of Board members – Current Pres/Vp/Treasurer/Sec terms expire in August 2023
- Creekside Bylaws – No changes

- Committee Creation – Board would like to form an Events committee to plan and assist with community functions. Those wishing to join may submit their names to the Board.
- Common Area Improvements –Pool, Playground, Sport Court, Entrance Landscaping - Plans and Quotes have been gathered over the past month/s. Contractors and materials are in high demand with current growth in the area.

Sport Court – quotes \_\_\_\_\_

Sport Court fencing/ access reader & cards – quote \$30k

Playground equipment, labor – \_\_\_\_\_

Swimming Pool – thoughts about working with the existing structure are not workable and would entail demo of existing pool – quotes \$250k plus put this outside the budget.

ARVEST Max loan amount \$119k, 5 year note, approximately \$1,997/mo

New Business:

- Covenant Challenges – addressing issues and concerns from POA members.  
1/ Landscaping - suggestions from BOD and members present about the need for additional standards for overgrowth/vegetation on or thru fences, build up of yard clippings, edging of sidewalks, driveways, etc. The 1<sup>st</sup> motion by Will Lynch and 2<sup>nd</sup> by Malcolm R and quorum present agreed to have the Board enhance covenant #29 and submit to entire POA membership for voting to change or keep covenant as is.
- Solar Panels - Covenant #11 not currently allowed in CREEKSIDE - 1<sup>st</sup> motion by Steven Bell, 2<sup>nd</sup> by Donna H to put current covenant to entire POA membership to determine whether to keep current covenant or revise to allow solar panels.
- Above Ground Swimming Pools – Covenant #33 Above ground pools are NOT currently allowed in the community. After open discussion 1<sup>st</sup> motion by Michael Squires and 2<sup>nd</sup> by Juan DePedro to put current covenant to entire POA membership to determine whether to keep current covenant or revise to allow.

General comments about on-going issues with trash cans being left curbside longer than allowed and trash cans being stored visible to the street which is not allowed. Violation notices will be sent. It was noted not all residents have Monday service with Waste Management.

There being no further business, the meeting was adjourned @ 8:07pm.

