

April 11, 2023

Meeting @ 6pm @ Darlene Floyd's home Called to order @ 6:08 pm by DF

Attendees: Darlene Floyd, Will Lynch, Jessie Snow, Robert Brown

Agenda:

- FINANCIAL:
  - Will gave financial statement-projected year end overview
  - Darlene opened discussion on delinquent homeowners for 2023 dues and prior years- 2023 delinquent properties: 1370 Eliz Lp, 1710 Grace Pl, 1700 Grace Pl – paid ½ amount, 1730 Helen Ln, 1720 Helen Ln, 1121 Kaylee Ln (equates to \$2450. Shortfall) \*high percentage of owners did not pay by 1/31 due date
  - Discussion and vote approved for exploring process for filing liens against delinquent owners. Two homes on HELEN Ln (1730 & 1720) have not recorded any dues paid since the control of the POA was handed over to the Residents by the developer. 1730 stated to a former board member they were not part of the POA but checking in MLS shows the home listing prior to purchase as part of a POA 5 months before purchase.
- VENDOR STATUS:
  - Lawn Care CESAR Zecarius– started last Friday, April 7<sup>th</sup>. Plan is to mow on Friday so area is nice for the weekend (weather permitting) Once the pool opens, pool and playground area are to be mowed before pool opens for the day.
  - Pool Care – PH POOL CARE – will continue the contract
  - Weed & Pest Control- EVERGREEN -board voted to pay the contract in full in order to receive a discount.
  - Pool help for Summer 2023 – Will is in contact with residents that expressed interest in maintaining the pool area this year. WL motioned to pay \$50/wk and JS 2<sup>nd</sup>.

OUTSTANDING:

- Ballot results for Lawn maintenance, Solar Panels, Above ground pools-47 total ballots collected Passed: Changing verbiage on lawn maintenance: 32 For/15 to leave as is; Solar Panel 24 To allow panels / 23 against;  
NOT PASSED: Above ground pools – 22 For allowing above ground pools / 25 Keep as is (not allowed)
- Discussed additional covenants for parking, # of residents in a single family home. No decisions made.

New discussion:

- Signs for pool and sport court- Will will work on getting quotes – Rules signs needed for pool and sport court; also need signs about not jumping or climbing on fence. Sign company to submit proofs for Will and Darlene to review. The plan is to have signs detail what is NOT permissible so residents/board have more grounds for enforcing rules.
- Bench/trash can – board approved searching for fixed trash receptacles and park benches for the common area. WL motioned for \$4500 budget and DF 2<sup>nd</sup>. The plan is for WL, JS, RB and

CREEKSIDE POA

available residents to install to save on labor costs and POA will purchase needed items (sand, concrete mix, etc)

Meeting adjourned at 8:36 pm

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Darlene Floyd, VP, Acting President CREEKSIDE POA