

CREEKSIDE S/D @ Greenhouse Road POA

The 5.13.2025 POA Board Meeting was called to order @ 7:35pm @ 1140 Elizabeth Dr.
Members in attendance: D Floyd, J Wells, W Lynch, R Brown and K Lee.

Minutes from the 2.2.25 meeting were reviewed and approved: 1ST W Lynch, 2nd J Wells.

D Floyd, President gave a status of community: recent sales, tenant issues

- 1730 Helen Listed @ \$650k, reduced to \$638,099 – this property is in arrears for dues since 2019 in the amount of \$3150; contacted by attorney in 2024 with no response from owner; board members consented via text to move forward with a lien to recover funds at closing. DFloyd worked with the attorney for the POA and a lien was filed on 5.12.25.
- 1630 Cherrie Listed \$625k, pending in 3 days; Closing to be handled by Realty Title, \$100 transfer fee initiated with title co.
- Complaint regarding Commercial trailer parked @ 1070 Elizabeth Dr, tenant occupied. D Floyd sent an email to owner, Swapna Bojanki about the issue. The Board agreed to implement a \$25 fine if the commercial vehicle was not removed quickly.

Treasurer Report, W Lynch:

- Budget-collections, payouts, projections; Projected year end balance as of May 2025 is \$ 3534.23 WITHOUT any contributions to Reserve Fund in 2025. If 1730 Helen closes and the lien is cleared approximately \$3300 would be available to add to the Reserve Fund.
- VENDOR Updates:
 - Professional Pool Care – May thru Labor Day, quote \$6953.25, \$1738.31/mo (same as 2024 rate); Pool cover has been removed and vendor is due to start treating water now. Pool is slated to open for Memorial Day weekend (5.23.25)

OLD BUSINESS:

- New, legal covenant layout – approval method discussed. The proposal is to have the new format available at the annual meeting for owners to sign their approval. Sixty-eight (majority) signatures are required to adopt the new version and have docs recorded with Benton County.
- Discussion regarding the request made by the owner of 1101 KAYLEE for approval to enclose patio including pictures submitted via email. This brought up the ongoing issue with the patio 'roof' extension which was constructed without final approval by the Board/ACC as stated in the covenants. W Lynch to prepare a response and submit for board members to review and approve prior to sending to home owner. Option 1/ bring roof extension up to community standards (ie increase 4"x 4" posts to 8"x 8" can be wrapped) and raise roof height – see other patios in the subdivision

Option 2/ remove unapproved roof extension/patio cover;

Option3 / Risk demolition of unapproved roof extension and charges incurred by the POA for removal.

NEW BUSINESS:

- Pool details – cover is off, 1st payment for May has been made. Matthew Hoskins/son is interested in summer pool duty again this year. W Lynch to confirm with Matthew.
- Plumbing repairs, women's bathroom door handle repair-J Wells will purchase handle and install.
- D Floyd purchased trash bags, gloves, Clorox wipes (need to be reimbursed \$106.19- receipts passed to WL) Additional charges for copies and Certified mail for PAST DUE notices (\$27.01) TOTAL: \$133.20
- Discussion about using a plumber to make repairs to men's toilet and for winterizing bathrooms with a water shut-off (blowing out pipes) R Brown submitted APEX PLUMBING, Wilder Blockburger 870.833.6554
- Discussed GREENHOUSE Expansion updates – J Wells, K Lee have been contacted by by OLSEN, a third party that is working with Centerton for the utility easements. Both board members' property backs up to GH.
- Prep for Annual meeting – discuss Outbuilding proposal if a quorum is present to get feedback for where the owners stand on this issue.
Annual meeting slated for AUGUST 5, 2025 @ 6:30 pm.
Next board meeting scheduled for July 9, 2025 @ 6pm @ J Wells home

Meeting was adjourned at 9:22pm, 1st by K Lee, 2nd by W Lynch

APPROVED: 7/9/25 1st: JWells, 2nd RBrown