

CREEKSIDE SUBDIVISION @ GREENHOUSE ROAD POA

August 16, 2023

Meeting was called to order @ 6:02 pm by DF at 1140 Elizabeth Dr.

Attendees: Darlene Floyd, Will Lynch, Jesse Snow, & Robert Brown

Financial: Will Lynch gave a financial update with a projected year end balance of \$31,914 – this includes the \$25,000 Reserve Fund amount and the outstanding payment expected to be \$5000 for the Fall Festival. Accountant, Erick Schermerhorn filed an extension for 2022 taxes and should be filing taxes soon. He will use the correct POA name to match with the name on file with the Secretary of State for the POA's non-profit status.

Vendor Status: nothing new to report on current vendors; resident Jeffrey Clayton, 1661 Ella Pl of JC TESTING has inquired about performing the backflow test and filing Centerton paperwork for future work. The Board agreed to allow him to submit a quote for consideration.

Outstanding:

- Darlene and Will met with Michelle Fendley of Watkins Boyer Gray & Curry to discuss Covenants – how to amend & where to file, terminology and residents rights on allowing Solar Panels in the community, ability to file liens for outstanding annual dues, and fines for habitual offenders to current covenants. Attorney also advised the POA's non-profit status was not current with the Secretary of State. Attorney will research what documents are on file with the state and report back to the POA on Covenant status and other inquiries made.
- No other residents have submitted their name for consideration of a Board position
- Fall Festival update from Will currently within the \$5000 budget – food provider: K'Zoli's will include traditional American food (burgers, chicken) and Pasta with several sauce selections and garlic bread. Meal tickets will be given to residents only – guests may pay for a meal. Three bouncy rentals to cover all age ranges. The goal is to have the pool covered by September 16 and leave the pool baths open for the event.

NEW BUSINESS:

- Annual meeting: Darlene will compose the agenda, 2022 Annual Meeting minutes, Greenhouse Expansion Plans, ballots & sign in sheets; Darlene will post a sign at the pool for pool closure Friday night and Jesse will padlock gate in preparation for 10 am meeting on Saturday, 8/19. Board agreed on positions to serve in the absence of any other volunteers: Darlene Floyd- President, Jesse Snow- VP, Will Lynch- Treasurer, Robert Brown-Secretary, and an OPEN spot for Member at Large. Ballot will have space for a write-in candidate for each position. Proposed Agenda Order: Financial, Fall Festival, GH Expansion, Legal, Vote, Open discussion.
- Darlene brought up prior discussion for adding keyed locks on the pool baths to secure the bathrooms after they have been winterized for the season. (Darlene 1st, Will 2nd expense) Jesse and Will plan to purchase new door sets and install.

There being no further discussion the meeting was adjourned by DF @ 7:45pm

Darlene Floyd, VP, Acting President

