

Park Ridge at Lee Creek
Annual POA Member Meeting
April 28, 2026

The meeting was called to order at 7:00 PM by Susan Moore, President

The minutes from the January 17, 2026 POA Board Meeting were read by Stephanie Smith, Secretary. Minutes were approved as read.

The Treasurer's Report was given by Susan Moore, Interim Treasurer:

Checking account balance as of April 20, 2026: \$24,652.99

Certificate of Deposit was renewed January 26, 2026 at 3.65% APY

Certificate of Deposit value is \$59,267.70

Total balance: \$83,920.69

There are seven property owners that have unpaid annual dues. On May 1, 2026, an intent to lien letter will be sent to each property owner. A delinquency fee of \$25.00 per month may be applied.

The POA continues to maintain an adequate balance to purchase lots at the entrance of the neighborhood if they become available.

Old Business:

Insurance Coverage- Insurance coverage for Commercial Liability and for the Directors and Officers has been purchased from United States Liability Insurance Company. The coverage is effective November 26, 2025 through November 26, 2026. The policy was purchased through Jones Insurance Group at the annual cost of \$2, 242.00. The policy covers liability for the waterfall area and members that serve on the Board.

Recruitment of Board Members- Our covenants state we should have eight members serving two-year staggered terms. As an incentive to serve, the Board approved waiving

one year of POA dues following a year of volunteer service/participation on the Board of Directors.

Tree trimming- Greenlove Tree Service was hired to trim and shape trees at the waterfall area at a cost of \$1,500.00

New Business:

Website Changes- CyberSpyder is the new host for the POA website. The cost of building the website was \$1,000.00. There is a \$99.99 annual fee for Secure Sockets Layer (SSL) encrypted security and a \$19.99 monthly hosting fee. Our website address is www.parkridgeatleecreek.org. We have added a tab for secure electronic payment of dues. When paying electronically, members will need to complete a form including name, address and lot number. The lot number can be found in the annual statement.

Facebook page- The POA Facebook page is "Parkridge at Lee Creek POA Member Page". The page is a source of general information regarding what's happening in our community. Members can post beneficial information such as lost or found pets and missing packages. It is monitored by administrators to ensure communication is appropriate.

Drones- Additional information was provided on the use of personal drones. There is no city ordinance against drone use. However, in Arkansas, drone usage is regulated by both federal and state laws. HB 1349//2015 states it is illegal to use a drone to record someone who has a reasonable expectation of privacy.

Enforcing Covenants- A summary of protective covenants was provided to members attending the meeting. Fines of \$10.00 per day will be assessed for covenant violations including: vehicles parked on the street; trailers and boats parked on the street, in driveways or beside residences; garbage bins not stored in the garage or behind the house out of sight.

Architectural Control Committee- The architectural control committee should be contacted with plans prior to any construction. This includes construction of buildings, pools and fencing. The covenants prohibit the use of chain link fencing.

Traffic- The speed limit in the neighborhood is 25 MPH. Members expressed concern regarding speeding in the neighborhood and vehicles running stop signs both at the entrance to Park Ridge and in the neighborhood. Due to concerns for safety of pedestrians, suggestions were made regarding speed bumps, stop signs with flashing

lights, signs displaying driver's speed and requesting increased patrolling by law enforcement with tickets for violations.

During open discussion, a neighborhood clean-up was suggested utilizing rented dumpsters placed in the neighborhood and hosted by the POA. Members were reminded of the curbside yard trimming removal offered by the city for bagged trimmings and limbs up to 6 inches in diameter and 6 feet in length. Also available, drop off yard trimming removal Wednesday and Saturday from 8:00 AM – 12:00 PM at the City Yard Waste Recycle Facility located at 2844 South Hwy 59.

Recruitment of POA Board Members- The following members received nominations and were unanimously elected to the POA Board: Jason Brown, Julia Cottrell and Billy Turner. Board members serving an additional year include Katie Donovan, David Grant, Steve Jones, Susan Moore, and Stephanie Smith. The board will meet in the next 30 days following the member meeting per covenant guidelines.

Drawings were held for door prizes. The winners were as follows:

2027 Annual Dues (\$125.00 value) - David Cox

BBQ Grill Kit – Jerry Jones

Pickle Ball Set – Stephanie Smith

Wind Chimes – Crissy Brown

Americana Decor – Kayde Geisbauer

Daisy Lidded Tumbler – Susan Moore

5 ft “Welcome” Sign – Kayde Geisbauer

Main Street Mercantile Snacks – Billy Turner

Pasta Grill - Katie Donovan

The Vault – Julia Cottrell

Chick-fil-A – Kathy Jones

Malco Theater – Allison Hilliard

Hanging Flower Basket – Tammy Rogers

Potted Plants – Doug Schoenfeld

Door prizes and refreshments were provided by the POA.

The meeting was adjourned at 7:55 PM