BILTMORE
PO Box 207 • Cave Springs, AR • 72718

2025 BILTMORE P.O.A. ANNUAL MEMBERSHIP MEETING

Date: November 8, 2025
Time: 2:00 PM
Location: Biltmore CulDeSac, Bentonville, AR

Attendance:

Board Members: Twyla Rownak (Treasurer)
Property Owners: Brian Rownak, Taylor Ruscoe, JorDorme& Larry Cole, Toni Dorsey, Greg Spadinger, Valerie Lazard, and Larry Spurlock

Call to Order & Treasurer's Report: Twyla Rownak

Discussions

1. Landscaping - dying plants at entrances to the neighborhood due in part to non-working irrigation.
    a. Taylor Ruscoe volunteered to find drought-tolerant native plants to replace those that are dying and update the POA beds and entrances and hire someone or the landscaping company to plant them all.
    b. Additionally, we will need to hire someone to investigate the irrigation system to give a quote regarding repairs or replacement. Then divide the job in portions to complete as funds allow.
    c. Larry Spurlock made a motion to complete all of the above; Toni Dorsey seconded it, and the motion passed unanimously
2. Fence Update - discussion was held regarding replacing vs. painting the fence but nothing was finalized
3. A Holiday decoration committee was established with Toni Dorsey as chair and Taylor and Brian assisting. The budget of $2000 established at the 2024 POA meeting carries over. The motion was made by Larry, seconded by Valerie and the motion passed unanimously.
4. Home upkeep requirements:
    a. There are more rental homes in the neighborhood. Do the renters know to follow the POA appearance rules. A letter will be sent to all homes in the neighborhood, sharing the information and requirements.
    b. It was noted that a home on Addison had a trailer and a boat. They removed the trailer but will need another reminder to move the boat.
    c. A home on 67th has broken or missing screens and will need a reminder letter as well.
5. Desire to have a letter or door hanger to welcome all new residents in Biltmore, and give website address, Facebook page, ect.

Close Meeting: Meeting was closed with a motion by Toni, second by Larry, and all in favor at 2:33PM

Signed: _____