

Har-Ber Meadows POA Board Meeting Minutes July 25, 2016

Board Members in attendance were: Jason Combs, Ralph Gresham, Bobbye Kelly, Duane Rhodes, Jamey Smithson, Chris Sullivan,

Board Members absent: Lynn Russell, Tyler Farrar, Kevin Nalley, Jerry Martin

Also in attendance: Property Manager John Duke, Officer John Scott, Matt Baker, Tom Jefcoat, Jeremi Summerhill from ResultSoft, Seth Roten and Ryan Anderson from AT&T

Designation of Quorum: Jason Combs, presiding. Meeting called to order at 6:28 p.m.

Resident Concerns: None

AT&T Presentation of Fiber Optic Installation: Ryan Anderson, Area Manager Engineering for SW MO and NW AR and Seth Roten Sr. Contract Sourcing Specialist, Construction and Engineering presented. Seth will be the acting project foreman. AT&T will be installing fiber optic lines throughout the Har-Ber Meadows subdivision capable of transmitting gigabit speed internet, tv, etc. HBM will be the first location in the state of Arkansas to receive the fiber optic overlay, meaning old copper wiring will be replaced with fiber optic. All other locations with fiber optic are newer neighborhoods less than ten years old where the fiber optic was placed with new construction. Once all of HBM is converted to fiber optic, the old copper wired pedestals will be removed. Construction will occur in three phases in HBM; phase I will be Founder's Park Drive and east to Tall Oaks Loop, Apple Shed, Dancing Rabbit, Clinton Circle and Francis Fair. Phase II will be Founder's Park Drive and west to Jones Road. Phase III will be Norman, Elizabeth, Ireland, and Wells Circle. Most of the installation will be in utility easements, there will be 4 areas of street overlay. Will have to wait for all equipment to be installed in the Tontitown central office before the new fiber optic service will be ready to turn on.

There will be one fiber optic pedestal for every four houses. Fiber wiring from the pedestal to the house will be on a house-by-house basis; requires a white plastic converter box to be installed inside the house. AT&T has a help desk set up to handle problems and complaints; 479-442-1904, operational 07:00 to 16:00. Seth Roten stated we can email him at seth.l.roten@att.com or text him at 479-466-2528 at anytime and he will respond; he wants HBM an address, and return number. He prefers we contact him directly instead of the help desk.

Bid will go out in about two weeks, will take them about two weeks to award the bid and get construction started. Expected start date is mid to late August. Crews may work from sun up to sun down. Any given house will only be disturbed for a day or two, then installation will move on to other houses. Prior to installation beginning on a set of houses, AT&T will hang door hangars letting residents know installation is about to be begin on their property. One call will paint the grass in yards to mark existing utilities. Installation will require some boring under driveways, etc. AT&T installation crews will repair any damaged sprinkler systems at the time damage occurs. There will be some damage to the grass, this will be repaired with new sod by AT&T. AT&T will be leaving minimal equipment overnight in the neighborhood; boring machines, reels of conduit, mini-excavator, etc.

One large relay box will need to be installed, it will be 39" wide x 39" deep x 36" tall, box will be metal, cannot be painted, can be fenced and landscaped around. Original plan was to place on west side of Crumpacker park. Board would prefer box be placed between Allie Francis Trail and Francis Fair Parkway north of the baseball field. Ryan stated that would be no problem.

Ryan will get John Duke a PR email to distribute to the neighborhood regarding the new services. Seth estimates the fiber optic installation will be completed by the end of October. Services will be available by the end of the year, dependent on the Tontitown central office being completed.

Communications - ResultSoft Presentation of New Website: Jeremi Summerhill plugged his laptop into the television to show the Board an overview of the new website, which he estimates is about 90% complete. It is expected that when we go live with the new site there will be more bugs found to work through. Website will contain community news, stories, and blogs. All neighborhood addresses are pre-loaded into the website. Users will select the address they live at as part of the login request to be approved; multiple users will be allowed per household. Board members can go to harber.resultsoft.com to request a login to the beta site and test the site once approved.

Secretary's Report: The June 8th minutes were emailed to the board for review prior to the meeting. Motion was made to accept the minutes as they were emailed, second, motion passed.

Treasurer's Report: The June financials were recommended by Rhodes of the finance committee to accept them as is. For the first 6 months of the year we are about \$30,000 under budget, mostly on maintenance expense. Motion was made to accept the financials, second, motion passed.

Property Manager's Report:

- Duke met with another mason on 6/2 regarding the work required to repair brick columns on the Founder's Park drive bridge and the brick work around the baptismal and he is not interested in the work. Duke stated he has contacted about 20 masonry companies/contractors over the last 3 years regarding repairs to the brick columns and none of the companies want to take on the project due to how difficult of a project it is versus other existing work and no one wants to guarantee the work. Gresham is researching what tools and cost would be involved in overseeing the work ourselves if we are able to hire a mason to do the work. In order to prevent further damage from the upcoming winter, there is an urgent need to find a solution that we can have completed by the fall. Rob Stark's father-in-law is a mason; he is to take a look at the project the next time he is in town. Motion made to authorize up to \$1,000 for Duke and Gresham to spend on materials and labor to make repairs to brick columns once a laborer agrees to do the work, second, motion passed.
- 2 dead trees on Bernice common property have been removed, 2 replacements will go in this fall along with a replacement for the tree in the northeast corner of Founder's Park. There are 2 dead trees on the disc golf course; Duke has notified All-Around of the trees to remove, they are to have them down by Friday. A cypress tree just south of the church on Lynch's Prairie is dead, Duke will notify All-Around to remove this tree. Bradford pear tree on Pippin Apple near mail box was split down the trunk during the last storm. Duke will notify All-Around to remove this tree, no replacement will be planted.
- 4th of July fireworks show follow-up: All reports were positive. There were a few suggestions for improvements in 2017; a live band performing prior to the fireworks and music complementing the fireworks.
- Street tree trimming: Dale has submitted a bid covering the entire neighborhood for \$5,600 labor costs, a \$650 plus tax Stihl pole saw to reach high limbs, \$625 for a 30-yard dumpster load with a \$450 charge for each subsequent dumpster load. Total costs for Dale's bid assuming 2 dumpster loads is \$7325 plus the tax for the pole saw. Gresham recommended purchasing an additional chain for the saw. All-Around's bid to trim the entire neighborhood twice in a year was \$20,000. It was discussed and agreed that Duke will solicit additional bids to have the work completed during the

month of October. Smithson, Kelly, and Jefcoat will help Duke with the bid process regarding shaping the trees.

➤ Other miscellaneous items:

- AC in pool house was not working, Duke had it serviced and repaired today 7/25
- New Founder's Park swing was assembled and placed; it has since been damaged and removed from the park. The arm pegs connecting to the back of the swing were snapped off. Damage appears to be intentional vandalism. The swing is sitting in John Duke's garage; Dale Creamer will attempt to make repairs.
- Repairs in last month: RPZ in Crumpacker Park, two leaking shower heads at pool house, pool house shower French drain
- Storm damaged trees removed on two separate occasions
- Shrubs planted in front of pool showers
- All-Around removed plant growth on JTL damn, removed weeds from playgrounds, and ordered additional mulch for playgrounds.

Security: Smithson stated that we have had no issues at the pool this year, which is a first, credits Duke with keeping the dues paid pool access roster up to date on a daily basis. Golf cart use on neighborhood streets and sidewalks is getting out of hand, especially use by underage drivers. John Duke to send email to all residents regarding golf cart use in the neighborhood. Smithson stated that theft and mild vandalism are at an all-time high in the neighborhood under his watch. All crimes are opportunistic, i.e. cars being left on the street unlocked. Smithson has one battery powered motion sensor security camera that he has been using in multiple locations at night to catch unlawful activity. Smithson is researching purchase of new cameras to give us the ability to monitor multiple problem locations throughout the neighborhood. He estimates the type of camera we need with GPS and infrared technology are \$600 to \$700 each. Rhodes suggested he bring in a proposal to the next meeting for the board to vote on.

ARC: Jefcoat reported there were 8 items reviewed recently, 6 smaller projects such as fences and storage buildings and 2 large items. One is expansion of Washington Regional Springdale Health Center; they want to expand the building east into the parking lot and add around 20,000 square feet of space without adding additional parking. Freddy's Frozen Custard and Steakhburgers is working on approval for a restaurant at the northwest corner of Founders Park Drive and Highway 412. Freddy's has received approval for the grading permit, but has not received approval for a building permit yet; the city of Springdale is waiting on approval from ARC before granting the building permit.

Lakes: Due to the amount of rain this summer, the well has not been needed, but Ralph is about to need to turn it on unless we get some rain soon. The well pump has not been needed. Duke will address problem areas of algae growth with All-Around.

Landscape and Facilities: Kelly stated the shrubbery in the median of Founder's Park Drive needs to be trimmed because it is obstructing the view of traffic by motorists. The plan is to wait until fall, then remove the crape myrtles and trim the boxwoods' height back to the rail height.

Long Range Planning Committee: No Report

Old business: None

Officer Positions: Multiple nominations received for Duane Rhodes to be president. Rhodes stated he would accept the position. With no other nominations received, Combs called for Board to vote Rhodes as president, vote passed.

Nomination received for Jerry Martin to be treasurer. Martin absent, but communicated via email prior that he would be willing to serve any officer position other than secretary. With no other nominations received, Combs called for Board to vote Martin as treasurer, vote passed.

Nomination received for Jason Combs to be secretary. After short deliberation, Combs agreed he would do it. With no other nominations received, Combs called for Board to vote Combs as secretary, vote passed.

Kelly pointed out that our by-laws do not specifically call for the officer position of vice president. After discussion, it was decided to leave the vice president position un-filled, and that the Board would utilize volunteers to fill in for Rhodes as acting president when necessary.

Rhodes reported that Tyler Farrar accepted a new job and will not be able to fulfill his duties as a Board Member and has tendered his resignation effective 7/25/16. Motion made to appoint Rob Stark to fill the position vacated by Farrar for the remainder of the fiscal year, second made, motion passed.

Adjournment: With no further business, the meeting was adjourned at 9:08 p.m. The next board meeting will be Monday August 22, 2016 at 6:30 at the pool house.

Respectfully submitted this 25th day of July, 2016.

Duane Rhodes, President

Jason Combs, Secretary