

Har-Ber Meadows POA Board Meeting Minutes
September 26, 2016

Board Members in attendance were: Jason Combs, Bobbye Kelly, Duane Rhodes, Chris Sullivan, Rob Stark, Kevin Nalley, Jerry Martin, and Ralph Gresham

Board Members absent: Lynn Russell and Jamey Smithson

Also in attendance: Property Manager John Duke, Officer John Scott, Tom Jefcoat

Designation of Quorum: Duane Rhodes, presiding. Meeting called to order at 6:31 p.m.

Resident Concerns: None

President's Comments: The plan for neighborhood wide street tree trimming is to email all residents informing them of upcoming mandatory street tree trimming for all non-compliant trees and notifying them of the option to either trim their street trees themselves and put the trimmings on the street for pickup by contracted labor by October 22nd, or do nothing and wait for contracted labor to do trim the trees to the board of directors' specifications. Email will include instructions on how to properly trim the trees and to what specifications they should be trimmed. All board members were in agreement with President Rhodes' plan.

Rhodes appointed Kevin Nalley, director, and John Duke, resident, to the Architectural Review Committee.

Rhodes has received complaints from residents about cars parking in the POA common greenspace in the median of Well's Circle; during one weekday there were as many as 7 cars illegally parked. He is going to communicate to the residents in the area that they are receiving their third and final warning to stop parking in the median and if the complaints continue, the board will take action to prevent parking on POA common greenspace. Possible actions include large boulders around the perimeter to prevent vehicles from entering the greenspace, and no parking signs with instructions to SPD to ticket illegally parked cars.

Communications: At the most recent communications meeting the committee decided to sever the business relationship with ResultSoft due to two main reasons: The limited number of employees (2), and limited availability of the programmer which lives in Nepal, and the reluctance to use Word Press as a base for the website architecture. Rob Stark is working on the old website in Word Press to get it up to date and functional, including adding ARC forms and processes for approval.

Security: Officer Scott quoted the recent month's statistics: Security has made 558 resident contacts, 109 contacts with fishermen, 31 contacts with traffic violators, and 11 contacts following up on reports filed. Discussion of the upcoming Halloween holiday ensued. A motion was made to add 8 additional hours of security for Halloween night between the hours of 20:00 and 0:00, with 2 officers working 4 hours each, seconded, motion passed.

Secretary's Report: The August 22nd meeting minutes were emailed to the board for review prior to the meeting. There were no corrections to be made. Motion was made to accept the minutes as is, seconded, motion passed.

Treasurer's Report: The August financials were emailed to the board for review prior to the meeting. Year to date we are under budget on maintenance. Electrical bill in August was up due to running the well pump and circulation pump. Water bill in August was up due to filling the ponds in Founder's Park. August financials were recommended by Martin of the finance committee to accept them as is. Motion was made to accept the financials, seconded, motion passed.

ARC: Jefcoat reported only 2 applications have been received in the last month, both fences. One was approved with a variance granted for the front house setback due to the porch. The other is pending approval due to an incomplete plan.

Lakes: Gresham reported that the circulation and well pumps have been turned off for the winter and both are in good shape with no known problems. Lakes are in good shape.

Landscape and Facilities: Jefcoat has been evaluating all of the damaged brick work in the neighborhood, grading the condition of and level of work needed to restore each area. These evaluations will be used to prioritize the brick work if we use a segmented repair strategy for spreading out costs.

Long Range Planning Committee: Duke will have cost estimates and schematics of proposed tennis and basketball courts and parking lot at the October meeting.

Property Manager's Report:

- Duke met with concrete specialist, Jimmy Smythe, regarding the replacement all of the brick columns and other damaged brick with concrete forms. Mr. Smythe's cost estimate was \$400,000. Mr. Smythe recommended Roberts-McNutt, a brick restoration company, to possibly repair the brick. A Roberts-McNutt representative came out on September 19th to evaluate the brick for a price estimate. Currently waiting for the estimate from Roberts-McNutt.
- Duke obtained bids from five parties to trim all neighborhood street trees and haul away all limbs and debris. A motion was made to grant the street tree trimming contract to Dale Creamer for \$16,000, seconded, motion passed. A follow-up bid request will be sent to Dale once residents have had the opportunity to trim their own street trees in order to obtain a cheaper bid price. Kelley will work with Duke to finalize the street tree trimming contract. Kelley suggested Dale start on the west side of JTL Parkway so that she can observe his work and advise of any changes to the process if necessary.
- A drain was installed on Founder's Park Drive East where the low sidewalk is at the 600 block. Duke reported that it is working as long as the drain is kept clear of debris and nearby residents are happy with the results.
- A bid was obtained from resident Jim Holt of \$5,500 to remove the dead tree limbs from high up in the trees in Founder's Park. While the board generally felt that this was a very reasonable quote, Duke will obtain at least 2 more bids for the work. All-Around has already declined to bid due to the lack of equipment.

- The security camera and concealment boxes approved in the August meeting have been purchased.
- The concrete park bench approved in the August meeting has been ordered, but not received yet.
- Small Flower Bed on JTL Parkway was mulched.
- A new volleyball net has been ordered for Crumpacker Park.
- The fountain pump in Founder's Park is being repaired.
- The Joyce lake fountains are both broken with one not working at all and the other throwing the electrical breaker. Both fountains will need to be replaced.
- Nandinas at the pool house were removed and will be replaced with new nandinas.
- Duke obtained pricing for light pole banner brackets and banners. After discussion the board decided 24" x 48" banners would be the appropriate size. The brackets are \$87 per light pole, and the 24" x 48" banners are \$43 each. There are 11 light poles on the Founder's Park Drive entrance to the neighborhood. A motion was made to approve up to \$2500 for brackets and banners for the 11 light poles, seconded, motion passed.

Adjournment: With no further business, the meeting was adjourned at 7:31 p.m. The next board meeting will be Monday October 24th, 2016 at 18:30 at the pool house.

Respectfully submitted this 26th day September, 2016.

Duane Rhodes, President

Jason Combs, Secretary