

Har-Ber Meadows POA Board Meeting Minutes
January 23, 2017

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

Board Members absent: Lynn Russell

Also in attendance: Property Manager John Duke, SPD Officer John Scott

Designation of Quorum: Duane Rhodes, presiding. Meeting called to order at 6:26 p.m.

Resident Concerns: None

President's Comments: Parking in the POA owned common property in the medians of Well's Circle has continued to be an issue and because it is a violation of the Covenants the Board should feel compelled to provide a resolution, especially with residents complaining of the violation and the refusal of the residents living near the median to self-police. Smithson motioned to spend up to \$3,000 on boulders to be purchased and placed around the edge of the medians, and if estimates are greater than \$3,000 board approval will be sought via emails, seconded by Martin, motion passed.

The Bernice Young Elementary Robotics team was to come to the meeting to propose placing signs about not feeding the Canadian Geese, but had to cancel. Kelly followed up the discussion with a motion to purchase 4 decoy swans at approximately \$99 each to be placed and anchored in the lakes to drive away the geese, seconded by Nalley, motion passed.

ARC: Rhodes reported a detached garage application was approved along with the expansion of the Washington Regional Doctor's building (expanding east into the parking lot).

Communications: The online payment system is up and running; so far 8 residents have paid their dues online. Stark has installed the TLS Secure Payment system for user payment information security. Attachments for the ARC part of the website is not working properly, Stark will have it fixed soon. Stark proposed that a board member takes ownership of the content of the website events calendar, keeping it up to date with new events, etc. Duke agreed to take this on as part of his property manager duties; it is something he did with the previous website as property manager. Board meeting minutes and monthly financial reports will continue to be approved in the following months' board meeting before being posted to the website. Kelly proposed a new naming system for the archived minutes and financial reports on the website using the year and month number instead of the month name so that the items are stored in numerical and chronological order instead of alphabetical order, making it easier to find specific files.

Security: Officers patrolling the neighborhood made 611 resident contacts since the November meeting. 19 of those were regarding fishing, 16 regarding traffic, and 9 others. The security camera moved to observe the Well's Circle median parking recorded little and inconsistent activity. Officer Scott prevented some children from attempting to walk on the frozen lakes. Smithson prevented a group of teens from "taking a polar bear plunge" in the baptismal area off Isaac's Orchard. Follow-ups of front porch missing package delivery complaints attributed the problem to packages being delivered to the wrong houses.

Secretary's Report: The November 28th meeting minutes were emailed to the board for review prior to the meeting. Motion was made by Kelly to accept the minutes as sent, seconded by Smithson, motion passed.

Treasurer's Report: The December financials were emailed to the board for review prior to the meeting. A Bad Debt Expense was debited in December for 2 properties that were foreclosed on and had failed to pay dues for quite some time; bank foreclosure almost always results the POA not collecting past dues owed. Treasurer Martin recommended that the financial report be approved, a motion was made to approved by Kelly, seconded by Stark, motion passed.

Lakes: Chair Ralph Gresham has chosen neon green for the neighborhood issued fishing permits for 2017. Around 260 fishing permits were issued to residents in 2016. After a suggestion to have the one-year fishing permits expire and be renewed at the annual meeting in May. One problem in doing so is the time it takes to write out a permit and issue them and the likely increase in volume of new permits to issue at the meeting. We will look into creating a pre-printed permit for each resident based on a serial number per address system. Ralph drafted the Commandments of Har-Ber Meadows Fishing which as accepted by the board to post to the website and given to residents when they are renewing/obtaining fishing permits.

Landscape and Facilities: Nothing new to report.

Property Manager's Report:

- Demolition of the center brick wall in front of the grotto is going well. The process uncovered a sturdy stem wall that will be difficult to remove. It was decided to re-brick around the stem wall. Bids will be coming in shortly to repair the brick walls on the left and right of the grotto.
- Street tree trimming by Dale Creamer is nearly 80% complete and the estimated completion has been moved up to the end of February. The POA will directly pay for the dumpster expenses related to the project. Dale's bid was \$13,000 not including dumpster expenses. So far dumpster expenses have come in slightly under \$5,000 with an estimated end of project total of \$10,000. To date Dale has been paid \$6,000 for his work. Many residents have complimented the process.
- Bids have been obtained from Jim Clinger for repairing and repainting neighborhood signs next to Crain Buick GMC for \$800 (owned by Blake Hanby and another partner), and the south entrance from Highway 412 on Founder's Park Drive for \$600. Discussion about whether repainting was necessary ensued, Duke agreed to take some photos of the sign and bring to the February meeting for further discussion.

Adjournment: With no further business, the meeting was adjourned at 7:34 p.m. The next board meeting will be Monday February 27, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 23rd day of January, 2017.

Duane Rhodes, President

Jason Combs, Secretary