

**Har-Ber Meadows POA Board Meeting Minutes**  
**January 23, 2018**

Board Members in attendance were: Jason Combs, Duane Rhodes, Chris Sullivan, Rob Stark, Scot Jeffus, and Ralph Gresham

Board Members absent: Jamey Smithson, Kevin Nalley, Ed Franzke, Rob Lyall

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

**Designation of Quorum:** Duane Rhodes, presiding. Meeting called to order at 6:24 p.m.

**Resident Concerns:** None

**President's Comments:** Due to cold weather, bridge column repair work has been delayed. It is imperative upon project completion that all of the repaired columns are inspected for workmanship; will seek help from residents with expertise in structural engineering and construction including Jerry Martin.

The Falls subdivision has some issues to take care of within their POA and have not responded to Rhodes since the November Har-Ber Meadows POA meeting update. Rhodes will reach out to his contact at the The Falls this month.

December and January were fairly quiet months in the neighborhood; the main issue has been resident security regarding leaving garage doors open.

**ARC:** Two applications received: a patio addition by Dwayne Flint and pool construction by Mike Luttrell.

**Security:** Nice and quiet for the most part of December and January. The only real issue has been with children walking on frozen lakes; when frozen the ice is too thin and very dangerous for anyone to walk on.

**Secretary's Report:** The November meeting minutes were emailed to the board for review prior to the meeting. Motion made by Gresham to accept the minutes as sent, seconded by Stark, motion passed.

**Treasurer's Report:** November and December financial reports were emailed to the board for review prior to the meeting. 2017 resulted in a net cash gain of approximately \$34,000 before asset depreciation expenses of \$36,000. The bridge column repairs were capitalized in 2017. Motion made by Combs to accept the financial reports, seconded by Gresham, motion passed.

**Lakes:** Gresham stated the small fountains have been turned off to prevent the motors from overheating due to ice build-up; they will be turned on in the beginning of March.

**Landscape and Facilities:** No Report

**Long-Range Planning:** No Report

**Property Manager's Report:**

- Small pool cover repaired for \$500; still waiting on the invoice for the repairs to the lap pool cover.
- Electrician Morgan and Ozarks Electric are working together to finalize the new electrical pedestal for fountains.
- Christmas decorations have been removed.
- Would like to send thank you letters to residents who have donated to the special events fund.
- Airbnb – we still have residents complaining about homes in the neighborhood being rented out for short-term lease on the website airbnb.com. Har-Ber Meadows general counsel Donnie Rutledge has given his opinion for possible actions the board can take to regulate short-term leasing by property owners. The board will discuss further at the February POA Board meeting.

**Other Business:** Stark talked to Cox Communications and Ozarks Go about internet based security camera systems for the neighborhood. Internet connectivity is the main problem with such systems. Stark will talk with both companies about pricing options for wireless internet access points before the February POA Board meeting.

**Adjournment:** With no further business, the meeting was adjourned at 7:27 p.m. The next board meeting will be Monday February 26, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 23<sup>rd</sup> day of January 2018.

Duane Rhodes, President

Jason Combs, Secretary