

## **Har-Ber Meadows POA Board Meeting**

**January 26, 2015**

Board Members in attendance were: Rob Frits, Judy Hammond, Nancy Brown, Ralph Gresham, Hope Feiner, Jerry Martin.

Board Members absent: Rob Stark, Jason Combs, Bobbye Kelly, and Jamey Smithson.

**Resident Concerns: none**

**Designation of Quorum:** President Rob Frits presiding. Meeting called to order 6:30 p.m.

### **New Business:**

- David Coombs made a presentation concerning his magazine. He represents a company that publishes 3 magazines spotlighting affluent neighborhoods in the NW Arkansas area, -- namely Pinnacle, Shadow Valley and Har-Ber Meadows. It is free and mailed to each household in the neighborhood. It is purely a social magazine with the picture of a family on the cover with an interview, plus features of several other people living in the neighborhood. The March issue is in progress starting March 26th and he needs permission to use the term 'HAR-BER'. Rob Frits stated he will check with Donnie Rutledge to make sure it's okay. Jerry Martin also added that we reserve the right to revoke our permission, if necessary. Judy Hammond moved, seconded by Ralph Gresham that we allow the magazine to use the term 'HAR-BER MEADOWS' depending on Donnie Rutledge's verification that it is legal to use it. The motion passed 6-0.
- May will be our annual picnic with election of new board members. We discussed that there needed to be a process in place concerning the voting, especially by proxy. Purchase of a lockbox with a real lock discussed and we need to consult with Donnie Rutledge for clarification of proxy vote procedures. Judy Hammond moved, seconded by Hope Feiner to purchase a lockbox. the motion passed 6-0.
- Judy Hammond inquired about having yoga classes in the pool room with a hired teacher. Rob Frits stated the room is not to be used for an individual's personal financial gain.

**Secretary's Report:** presented by Nancy Brown. The minutes were emailed to board members for their review prior to tonight's meeting.

- Judy Hammond moved, seconded by Ralph Gresham to approve the November 2014 POA minutes. The motion passed 6-0.
- Judy Hammond moved, seconded by Ralph Gresham to approve the December 2014 POA minutes. The motion passed 6-0.

**Treasurer's Report:** no report at this time due to Alicia's absence.

Rob Frits added that All-around has again offered a 7% discount (\$1500.00) for Jan., Feb., and March 2015 if we paid in advance. Hope Feiner moved, seconded by Jerry Martin to pay All-Around for the three months in advance in order to take advantage of the discount. The motion passed 6-0.

**Property Manager's Report:** agenda emailed to the board members since John was out of town. Rob Frits added that cars hit and damaged two street trees. Their insurance should cover them.

#### 412/Founder's entry sign discussion

- Insurance Proceeds = \$5,918.50
  - 500. Custom Lawn Care has repaired the entry sign for \$500.
- Lighting:
  - 500. New lighting fixtures will be installed. New and brighter fixtures will cost \$500 including installation.
- New Paint for sign and logo including labor:
  - 500. Arnold Miranda - \$500
  - 501. **Signarama - \$400 – Work began 1/16.**

#### Brick discoloration in common areas

- Bridge Columns:
  1. I have made contact with the City regarding the columns that are in need of repair on the Founder's Park and Coyote Crossing bridges. I met the City on 7/31 to assess the situation. The City is saying since it is a bridge, it falls under AHTD maintenance. The City is including these repairs on the next report to be submitted to the AHTD. Waiting to hear back from city on expected completion date.
  2. The City of Springdale is repairing the bridge columns beginning on 11/20 per a directive from the AHTD.
- See attached repair report from AHTD. The only repairs made were structural. No cosmetic repairs will be made by the AHTD or the City of Springdale. (Discussion)
- All Other Common Areas:
  1. Soliciting Additional Bids:
    1. Custom Lawn Care - \$9,600
    2. Handyman Connection/MP Construction - \$8,915

2. Crumpacker Park Irrigation (See Attached)

- Morgan can use existing power at pavilion to set controller for irrigation at pavilion. The cost will be approximately \$400.00.
  - 200. All Around - \$3,200.00
  - 201. Custom Lawn Care - \$2,469.38

3. Pool House Improvements

- Paint all walls and ceilings with an eggshell finish (except storage areas)
- Paint all woodwork with enamel finish
- Paint walk-thru and bathroom floors with a non-skid finish same color as meeting room
  - 1. Arnold Miranda - \$2,050 including all material except floor paint. He is currently researching floor slip resistant paint for specs and price.
  - 2. SelectPro Painters – Anticipating bid on 1/22.

- Willow Tree Bench - tree benches are presently tabled.

Dale could not repair the old bench that was damaged in the storm. He has the following proposal for a new bench and installation:

- 899. Teak bench - \$899.00 plus tax
- 900. Shipping - \$139.00

- Materials - \$50.00

- 400. Labor - \$400.00
- 401. Total - \$1,488.00 plus tax

4. Pool Contract – April 1, 2015 through March 31, 2016 - Judy Hammond moved, seconded by Nancy Brown to continue our contract with Krystal Klear. The motion passed 6-0.

- Krystal Klear Pools Inc. - \$600.00 mo.
  - 1. \* Same price at 2014
- Clean Pro, LLC - \$1,538.60 mo.
- pH Pool Care - \$1,025.00 mo.
- Seaside Pools – Due the week of 1/26

5. Helen Tyson Middle School

- I visited with Todd Loftin regarding our concerns about the E.A.S.T. proposal. I have communicated this to the E.A.S.T. program and expect a modified proposal to be presented to the Board at the February meeting.

Dear Mr.Duke,

We are students from Helen Tyson Middle School E.A.S.T, we would like to ask for your permission to build a Little Free Library. It will benefit the neighborhood community by having a Little Free Library near. They will be able to have access to a book in there community.

The little free library is a little library that is usually made of wood it is basically a wooden box that is being supported by a wooden pole that is implanted in the ground to hold it steady. The Little Free Library would be water proof and wind proof. You can see examples of Little Free Libraries here: <http://littlefreelibrary.org/>

We selected this project because we would like to encourage the community to read and to expand their imagination and their reading skills.

We are in the early planning stages and are hoping to locate areas of Springdale where people will grant us permission to install these. Once we have built these partnerships, we will proceed with finding the money to make our LFL.

-- From Helen Tyson Little Free Library team- Maddie, Brianna, Valery

6. Miscellaneous

- Replaced faulty GFI light pole receptacles.
- 12 trees planted in Dancing Rabbit Park.
- 1 tree planted in Apple Shed Park.
- 1 tree planted in median leading to Estates.

**Old Business:**

1. Pool
  - Wading pool tile repair from Krystal Klear - \$2,414.50 including tax. Will solicit another bid and have repaired in the spring before the pool opens.
2. Broken light pole
  - 56<sup>th</sup> Street/Francis Fair – On hold for 56<sup>th</sup> street lane additions.
3. Francis Fair Stop Signs
  - The City is conducting studies to determine if this request is an option.
  - November 5 Traffic Committee Meeting.
  - Waiting for City to finalize Traffic Calming Policy (See attached minutes/traffic calming policy)
4. Bridge Railing Paint

- I have made contact with the City regarding the bridge railings that are in need of painting on the Founder's Park and Coyote Crossing bridges. I met the City on 7/31 to assess the situation. The railing on the bridges are beyond standard design, therefore, the city currently does not claim responsibility to maintain. A bid was received from CertaPro Painters for \$17,519.
- Response from the City regarding "standard" bridge railing is posted under the Website Task Manager.
- Meeting scheduled for 10/24 with the Mayor to discuss the railing. The Mayor reiterated the railing specifications do not meet city standards therefore are not maintained by the city. He pointed out the brick pavers and the street lights as examples.

### **Committee Reports:**

ARC- presented by Judy Hammond. Nothing this month other than one application received.

Security and Neighborhood Watch- no report this month.

Lakes Committee: presented by Ralph Gresham.

- Everything is okay. Ralph added that we should be advised that the packing in the pump is leaking and should be fixed before turning it on in the Spring.
- Fishing permits will be coming soon.

Landscape and Facilities Committee: no report, on hold.

Long Range Planning Committee: Rob Frits stated that we are starting to see some progress with the 56<sup>th</sup> Street expansion. He also added that the pool clubhouse renovation update is noted in the property manager's report.

### **Voting and Board Authorizations via email: 12-16-14 to 1-26-15 - none**

With no further business, the meeting was adjourned at 7:41p.m..

Respectfully submitted this 23<sup>rd</sup> day of February, 2015.

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Rob Frits, President

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Nancy Brown, Secretary