

Har-Ber Meadows POA Board Meeting Minutes  
May 4, 2015

Board Members in attendance were: Rob Frits, Rob Stark, Ralph Gresham, Jerry Martin, Bobbye Kelly, Jamey Smithson, Jason Combs, Hope Feiner, Judy Hammond.

Board Members absent: Nancy Brown

Also in attendance were John Duke, Property Manager. Residents: Dick Wilson and Alice Church.

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

**Resident Concerns:** Dick Wilson: Covenant violations—maintenance of fences, parking in alleys, etc.

**New Business:** None

**Secretary's Report:** Rob Stark informed the Board that Nancy Brown resigned her position. Judy Hammond will be acting secretary. The March minutes were not approved.

**Treasurer's Report:** The financials were sent via email by Alicia for the financial committee's approval. Jerry Martin moved to approve, Hope Feiner seconded. The motion passed.

**Property Manager's Report:** presented by John Duke.

1. New website (Rob Stark) About 220 residents have registered for the new new website. Still register for the baseball fields and poolhouse. Put the newsletter on the website.

2. Crumpacker Park Irrigation – **Complete**

3. Memorial Tree/Bench Dedication for Sharon Stegeman, Loblolly pine has been planted. Bench has been ordered and should ship in 2 weeks. Soliciting concrete pad bid.

4. Pool House Improvements--Painting completed. Laminate counter tops completed. Mirrors completed. Blinds installed. Old furniture removed.

*Furniture—Property Manager will get pricing on new folding chairs and cart.*

5. Pool Improvements--Permanent Shades completed. Power washing of pool house exterior, sidewalks, pool deck began 4/25.

*Property Manager will have the pool person look at the 2 deck drains. He will get bids on painting the stalls in the bathroom.*

6. Common Area Improvements--Baseball sidewalk completed. 17 trees planted. Benches/Bleachers installed.

**\*\*New Pet Waste Station \$448.00 – Pet Waste Station \$75.70 – Shipping \$0.00 – Tax \$50.00 – Installation. Total cost--\$573.70. No action was taken**

**\*\* Weed Control between Elizabeth and Norman --Scott's Lawn Service \$75 x 6 = \$450 extra per year. *After much discussion, Hope Feiner made a motion to table the lawn treatment between Elizabeth and Norman. Rob Stark second. Discussion was to re-negotiate the contract with Scott's in October. Motion passed.***

7. Sidewalk between Marguerette and Songbird. The sidewalk is popping up. *After much discussion on this topic, the president asked Bobbye Kelley to form a committee to formulate a plan to fix the tree root issues. Someone recommended Roger Stegeman for this committee. Bobbye Kelley made a motion to proceed to remove the tree, roots etc not to exceed \$500.00. Jason Combs second. 5 yes votes. Motion passed.*
8. Pool/ Pool Room  
**Resident charge discussion.** *After discussion on this topic, Bobbye Kelley made a motion to waive the fee, but collect the deposit. Ralph Gresham second. The motion failed. The fees will stay the same. \$50 in spring and summer and \$25 in winter. Deposit is on top of that.*  
**Pool rules discussion** There have been several requests to allow residents that are 16 and over to be allowed to bring guests or siblings under the age of 14. John asked Mike Luttrell if there would be a liability issue with changing our policy from 18 years to 16 years. Mr. Luttrell said that anytime you “weaken” policy, liability exposure to POA has increased. *The board requested that the Property Manager speak with Donnie Rutledge and get his opinion on this matter.*
9. Miscellaneous Items  
 Repaired gate at pool house playground, fence at pool house playground, swinging benches at pool house playground. Lowered Crumpacker Park swings. Trimmed hedges damaged by car wreck on Founder’s Park. Harvey Jones tree trimming complete. HVAC motor replacement and annual service call. Mulch for both playgrounds. Trees unwrapped. Street light pole receptacles repaired. Repaired bathroom and cabinet doors in pool house. Irrigation startup complete. Pool is uncovered and preparing for Health Inspection. Pack/service recirculation pump. Waiting for vendor schedule. JTL streetlight was scheduled to be reinstalled the week of 4/27. New target date is the week of 5/4.
10. Annual Meeting--Monday, May 18 @ 5:00 P.M. at Founder’s Park  
 Board candidates are listed below:
- |              |                   |
|--------------|-------------------|
| Jerry Martin | Jamey Smithson    |
| Tom Jefcoat  | Duane Rhodes      |
| Alice Church | Jeremi Summerhill |

**Proxy procedure** –*in lieu of the absence of a secretary. Rob Frits, President will be receiving proxy votes from residents. They will have to be given to him before the meeting on May 18. Frits stated that he had received a proxy form from Donnie Rutledge that will be used for this voting at the annual meeting.*

**\*\*Jason Combs, Hope Feiner, and Judy Hammond volunteered to be in charge of the ballots at the annual meeting. A locking ballot box has been purchased.**

**\*\*Gail Edmondson has volunteered to manage the tables for residents that would like to participate and display their businesses at the annual meeting.**

**\*\*Solicitation has begun for drawing donations**

**\*\*In accordance with the by-laws, we will have our next POA meeting on May 20<sup>th</sup> at 5:00 P.M.**

11. Covenant Violations—the following covenant violations were discussed:

*Truman Vanhook – 947 June Dr.*

*John Goodwin – 6322 Apple Shed*

*May inspection scheduled the week of 5/4*

*\*\*Ralph Gresham stated that the metal was removed from the tree on Founder's Park East. Discussed the damaged water recirculation line. Stated that the street lights stay on during the day on Founder's Park.*

### **Committee Reports:**

Architectural Review Committee: Judy Hammond requested that the Property Manager contact the City of Springdale in regards to their property on Ireland. They did not fill out an application to make color changes to the front door. The color is not an earthtone color. Please send letter. We have had several requests for pergolas, fences, and a patio enclosure.

Security and Neighborhood Watch Committee: Jamey Smithson stated that several garage doors have been left open at night and that officers were informing residents. Please keep garage doors closed. Several people have been fishing and they have been informed of HB Rules.

Lakes Report: Ralph Gresham stated that the algae is coming back and we need a lake clean up around the edges of the lake. He is purchasing carp to help with the problem. He will pay for them and he will be reimbursed. He also said that most of the geese were gone—it was not due to the light that was purchased.

Landscape and Facilities Committee: Bobby Kelley

RECOMMENDATION: The bronze sculpture of a little boy feeding ducks be purchased with funds from the money the city paid for the 56<sup>th</sup> street expansion. Mayor requested funds be used for the benefit of the community and placed near the center of Founders Park where it would benefit all who see it.

*Ralph Gresham made a motion to purchase the statue and place in Founder's Park. Bobby Kelley second. The motion did not pass.*

POOL HOUSE STORAGE AREA: The storage area needs to be cleaned out.

RECOMMENDATION: Get a dumpster; do a thorough clean out; trash the trash; assess the damage and repair as necessary. Provide proper storage for what should be kept. Sam's Club has steel shelving for \$2.00-2.79 per square foot that would be adjustable and portable. For comparison, Ralph is working up an estimate for building wooden shelving.

*NO Action was taken on this matter.*

BASEBALL FIELD: *Property manager will get a quote for sod to be placed behind bleachers. The trees are too close to the sidewalk.*

Communications Committee: presented by Rob Stark.

Sign up process has been tested to include registration forms, email responses, and approval processes.

Exported email addresses from the old system into the new system and created a list called "Legacy Website Email List".

Created draft posts for the website on a number of stories in order that we may have some content on the site when residents see the website for the first time.

Worked with Nancy Brown to archive the POA minutes in textual format so that they may be tagged and searched.

Worked with Bobbye Kelly with posting an article she has written for residents called "Time to Plant Trees and Shrubs" which gives an overview of various aspects of planting trees in Har-Ber Meadows including tree types, best practices, and rule/guidelines.

Working with Jillian Young on a post concerning Har-Ber Ducks Program.

Left to Do:

Determine date on announcement to residents. This is dependent somewhat on content and content providers.

The task manager is 50% done. Administrators can use the old system until it is completely ready. I estimate it will be 1-2 months at the most.

The administrative side of the ARC applications process is 85% done. This will allow ARC members to view and edit ARC applications entries and statuses

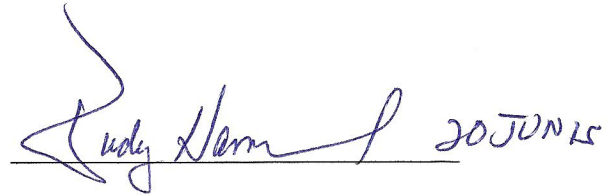
Long Range Planning Committee: no report

With no further business, the meeting was adjourned at 8:20p.m..

Respectfully submitted this 5<sup>th</sup> day of May, 2015.



Rob Frits, President



Judy Hammond, Acting Secretary

Har-Ber Meadows POA Board Meeting Minutes

May 20, 2015

Special Meeting after Annual Meeting

Board Members present: Rob Frits, Jason Combs, Rob Stark, Bobbye Kelley, Judy Hammond.

New Board Members present: Alice Church and Duane Rhodes.

Others: John Duke

President Rob Frits called the meeting to order at 5:35. He welcomed the new board members.

March Minutes: Bobbye Kelley made a motion to approve as emailed. Rob Stark 2<sup>nd</sup>. Motion passed.

Next on the agenda was to draw terms for new board member S,

Position 4	Alice Church	Term through 2019
Position 5	Jamey Smithson	Term through 2019
Position 7	Jerry Martin	Term through 2017 (finish Nancy Brown's term)
Position 10	Duane Rhodes	Term through 2019

Officers for 2015-2016

President:

Judy Hammond nominated Hope Feiner as President. Bobbye Kelley 2<sup>nd</sup>. Hope Feiner will be president.

Vice President:

After discussion, Bobbye Kelley nominated Jerry Martin for vice President, Jason Combs 2<sup>nd</sup>.

Vote: 3 members voted yes. 2 members voted no. Jerry Martin will be VP.

Secretary:

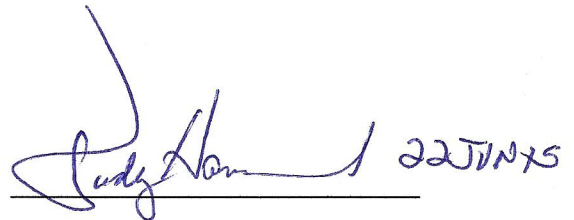
Bobbye Kelley nominated Judy Hammond as Secretary. Rob Stark 2<sup>nd</sup>. Judy Hammond will be Secretary.

The meeting was adjourned at 5:50 PM.



Rob Frits, President

Date



Judy Hammond, Secretary

Date