

Har-Ber Meadows POA Board Meeting Minutes
August 22, 2016

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

Board Members absent: Ralph Gresham

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

Designation of Quorum: Duane Rhodes, presiding. Meeting called to order at 6:30 p.m.

Resident Concerns: None

Communications: New website launch is scheduled for this coming Friday August 26th. No other issues at this time.

Security: Smithson quoted some statistics for us since the last meeting as requested by Kelly. Security has made 494 resident contacts, issued 4 citations, 19 warnings, and 1 code violation. Following up on the security camera discussion from the July meeting, Smithson stated that our one camera is being used every day and that a second camera is needed. He also proposed purchasing concealment boxes that look like utility markers to allow for many more placement option while still being concealed from plain sight. Motion activated camera that takes both video and photos retails for about \$650. The concealment boxes retail for about \$150 each. More sophisticated GPS real time feed cameras retail for about \$1200 each, plus require a software package that costs around \$50 per month. Motion was made to spend \$950 for one additional security camera and two concealment boxes, second, motion passed. Russell stated her husband works with security tech companies and may be able to offer some additional options and cost savings for more advanced camera security for the neighborhood. Russell to work with Smithson and present findings at future board meeting.

Secretary's Report: The July 25th minutes were emailed to the board for review prior to the meeting. One correction was needed, changing the use of "circulation pump" to "well pump" in the lakes report. Motion was made to accept the minutes with the correction, second, motion passed.

Treasurer's Report: The July financials were recommended by Martin of the finance committee to accept them as is. Motion was made to accept the financials, second, motion passed.

ARC: Jefcoat reported the ARC was meeting twice per month on the 2nd and 4th Monday's of the month. In the last month only a couple of resident applications have been received for sun porches, both of which were approved. There are a couple of commercial properties that are a work in progress; the office building on Lynch's Prairie and Freddy's Frozen Custard and Steakburgers at the northwest corner of Founders Park Drive and Highway 412. The ARC is working with the engineer and architect of the Freddy's building design so that a plan will be submitted that will be approved.

Lakes: Martin, filling in for Gresham, stated the well pump was turned on for the first time this summer a few weeks ago and has been running during the daylight hours, though it will be turned off with a little bit more rain. Some lakes had some algae growth problems the first couple of weeks of the month, but has since been cleaned up by All-Around. Lakes are in good shape overall.

Landscape and Facilities: Kelly stated since the last board meeting the following items were reported to the Property Manager: Pool house floor needs cleaned better and staff needs good cleaning tools; grass and weeds in the pavers and concrete sidewalk expansion joints need to be removed; need to replace shrubs in the beds at the pool house; paint is peeling on the outside of the pool house front door; broken dead limbs need to be removed from trees throughout the neighborhood including large limbs high up in trees in Founder's Park; trees in the median of Allie Francis need to be trimmed. Regarding the flooring of the pool house, Kelly and Duke met with POA general counsel Donnie Rutledge and drafted a letter to the contractor that installed the floor covering requesting full reimbursement of the \$2970 paid for the floor treatment, or they must pay Har-Ber Meadows POA for removal and application of a new product. Kelly and husband cleaned, tightened loose fasteners, and painted the pergola swing in the park between June and Appleshed, and re-staked the loose webbing on the new willow tree. Kelly and Duke met with Jefcoat and established parameters for trimming street trees. Dale Creamer bid \$12,175 for labor, pole saw, dumpsters, and haul away, plus additional materials and expenses, or an all-in bid of \$15,000 to trim all street trees in the neighborhood to the POA specifications. Jefcoat stated that if done correctly street trees would not need to be trimmed for another 3 years or more. Duke will obtain additional bids for a decision to be made at the September meeting.

Long Range Planning Committee: Duke has done some preliminary work on obtaining prices for various tennis court and basketball court options.

Property Manager's Report:

- Duke met with a handyman, recommended by resident Matt Baker about repairing the brickwork on the bridge columns and around the baptismal. He has agreed to repair one column for review of craftsmanship. A concrete specialist, Jimmy, has proposed that we replace all of the brick columns and other damaged brick with concrete forms. Duke to get an all-inclusive bid from Jimmy for the
- Metal bridge railings on Founder's Park Drive and Coyote Crossing need to be painted and the city has stated they will not be responsible for the work or expense because the bridges are not standard and are too ornate. Duke to obtain bids for painting the railings along with the rails around the lake where the willow trees are planted.
- Duke found a concrete bench with no back for \$658 including shipping to place on the bench pad poured between the pool parking lot and lake on Pippin Apple. Motion was made to spend \$658 to purchase and install the bench, second, motion passed.
- Duke presented one of the bids received for a single combination court estimated at a little over \$32,000. Pricing obtained does not include the price of installing concrete foundation or fencing, but does include all nets, goals, striping, and lighting. Nalley stated that we should be able to get concrete foundation installed for around \$3 per square foot. Nalley stated an engineer in the neighborhood is willing to volunteer his help with the project including getting the construction permitted by the city. Duke wants board members to go to Shiloh Christian High School to look at their "Sport Court" brand courts that have been installed for several years now. Some discussion took place regarding possible locations, specifically the common land east of the baseball field on Francis Fair with a parking lot between the baseball field and the new courts.

Adjournment: With no further business, the meeting was adjourned at 7:38 p.m. The next board meeting will be Monday September 26, 2016 at 6:30 at the pool house.

Respectfully submitted this 22nd day of August, 2016.

Duane Rhodes, President

Jason Combs, Secretary