

**Har-Ber Meadows POA Board Meeting Minutes**  
**October 24, 2016**

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

Board Members absent: Lynn Russell and Jamey Smithson

Also in attendance: Property Manager John Duke, Officer John Scott, ARC chair Tom Jefcoat, Constance Jefcoat, Mike Crider, Barbara Crider, Duane Wilson, Beverly Wilson, Ozarks Electric Coop President and CEO Mitchel Johnson, and Ozarks Go rep Mike Bubulka

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

**OzarksGo:** Mitchell Johnson, President and CEO of Ozarks Electric Cooperative, and Mike Bulbulka of OzarksGo presented information regarding the installation of fibre optic lines in Har-Ber Meadows. OzarksGo is a wholly owned subsidiary of Ozarks Electric Cooperative. The installation will begin any day now, starting on the east side of the neighborhood in Well's Circle working west. The fibre optic lines will be installed in the ground alongside existing Ozarks Electric electrical lines. Main fibre optic lines will be placed 2 feet deep. House fibre optic lines stemming from the main lines will be installed using a vibrating plow to create a narrow gap in the soil that is 1 foot deep. Each house will be wired to the main line as the service is ordered. OzarksGo fibre optic lines are being installed in addition to the AT&T fibre optic lines currently being installed. Beta testing is expected to begin before the end of the year. The services OzarksGo will offer over the fibre optic lines include high speed internet up to 1 gigabit, VOIP home phone, and cable tv. Their services will compete directly with the new AT&T fibre optic services, Cox Communications, Direct TV and DISH Network. OzarksGo is hosting an open town hall meeting Wednesday October 26<sup>th</sup> from 5:00 pm to 7:00 pm at the Bernice Young Elementary cafeteria and all Har-Ber Meadows residents are invited. Food is provided for all attendees with Slim Chickens catering the event.

**Resident Concerns:** None

**President's Comments:** There have been a few resident complaints about the AT&T fibre optic line installation leaving their yards in poor condition. AT&T's contact info was given to residents to call and resolve the problem.

**Communications:** Chair Rob Stark is moving forward with the development of the neighborhood website, [www.harbermeadows.org](http://www.harbermeadows.org), using the Word Press software package. It was confirmed that the POA does own the domain name [www.harbermeadows.org](http://www.harbermeadows.org). One issue stemming from the attempted relationship with ResultSoft is resident Jim Blount's company advertising on the website. A member of the communications committee will contact Jim to garner more information about his company's arrangement with ResultSoft and what we can do moving forward.

**Security:** Officer Scott stated that calls have been received regarding speeders along Harvey Jones and Francis Fair Parkway and that SPD is increasing their emphasis on these streets. With the Christmas shopping season upon us, parcel package home deliveries are increasing. It is suggested that home owners have an object on their front porch large enough to conceal parcel packages left on the porch

by delivery drivers. Hired security officers will be randomly following UPS and FedEx delivery trucks through the neighborhood to look for any potential package thieves like we had a couple of years ago. On Halloween night security officers will be patrolling on foot during trick or treating hours.

**Secretary's Report:** The September 26<sup>th</sup> meeting minutes were emailed to the board for review prior to the meeting. Minor corrections were suggested and made to the wording of the President's comments, and the minutes were resent with the corrections. Motion was made by Jerry Martin to accept the minutes as corrected, seconded by Ralph Gresham, motion passed.

**Treasurer's Report:** The September financials were emailed to the board for review prior to the meeting. Year to date we are under budget on maintenance. Treasurer Jerry Martin stated that Finance committee is working on the 2017 budget to present to the Board at the November POA Board meeting. September financials were recommended by Treasurer Martin to accept them as is. Motion was made to accept the financials by Jason Combs, seconded by Kevin Nalley, motion passed.

**ARC:** Chair Tom Jefcoat reported an application for a pool has been received from Mike Roberts. The ARC is attempting to contact and meet with representatives of the Freddy's restaurant being built at the corner of Highway 412 and Founder's Park Drive. Their development site plan was approved by the city without being approved by the ARC. The city was to wait until the ARC gave their approval before approving. Grading of the lot for Freddy's has already begun. An application has been received regarding the grading of lots in the cul-de-sac of Dancing Rabbit.

**Lakes:** Chair Ralph Gresham stated the lakes are in good shape with no known issues.

**Landscape and Facilities:** A special meeting has been called for November 7<sup>th</sup> to discuss and plan brick repairs going forward. Chair Bobbye Kelly requested a work day to trim trees inside POA common property and not located in the street right-of-way. A motion was made to eliminate the fee for residents to use the pool building, keeping the \$25 cleaning deposit in place by Bobbye Kelly, seconded by Ralph Gresham, motion passed.

**Long Range Planning Committee:** Kevin Nalley stated that Brian Moore with ESI is working on concept drawings for a tennis court, basketball court, and parking lot complex next to the baseball field on Francis Fair Parkway. Mr. Moore is donating his services to the POA.

**Property Manager's Report:**

- Street tree trimming is scheduled to be on Tuesday October 25<sup>th</sup>. Several residents have trimmed their own street trees.
- Joyce Lake fountains need to be replaced. Keeling recommended 2 new pumps and nozzles, totaling \$679.95 in parts including a 1-year warranty. The costs do not include installation. John Duke recommended using All-Around to install the new pumps and Morgan to run the new electrical wiring. A motion was made to purchase the new pumps and nozzles and install as recommended by Duke, seconded by Ralph Gresham, motion passed.
- A bid was received from All-Around to trim the dead tree limbs in Founder's Park (requiring a tree climber) for \$3,429.69. After some discussion it was decided that time is of the essence due to the need to identify dead limbs by their lack of leaves before the leaves fall off. A

motion was made to accept All-Around's bid and begin work ASAP by Rob Stark, seconded by Kevin Nalley, motion passed.

- The POA does not own the land next to Crain Buick-GMC that contains the Har-Ber Meadows a Master Planned Community sign. The POA has been maintaining the sign and landscaping around it since its placement. It was suggested the landscaping is in need of trimming. John Duke will get the landscaping trimmed and will get estimates to paint the sign.

**Adjournment:** With no further business, the meeting was adjourned at 7:36 p.m. The next board meeting will be Monday November 28<sup>th</sup>, 2016 at 6:30 pm at the pool house.

Respectfully submitted this 24<sup>th</sup> day of October, 2016.

Duane Rhodes, President

Jason Combs, Secretary