

**Har-Ber Meadows POA Board Meeting Minutes**  
**February 27, 2017**

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

Board Members absent: Lynn Russell, Jamey Smithson, Rob Stark, Kevin Nalley,

Also in attendance: Property Manager John Duke, SPD Officer John Scott, Susan and Matthew Cunningham, and Tom and Constance Jefcoat

**Designation of Quorum:** Duane Rhodes, presiding. Meeting called to order at 6:31 p.m.

**Resident Concerns:** The Cunningham's asked for approval to lead the Har-Ber Ducks swim team and use the pool for practice on Mondays, Wednesdays, and Fridays from 8:30 a.m. to 10:30 a.m. from June 5<sup>th</sup> to July 26<sup>th</sup> – the same weeks, days, and times the swim team used the pool in 2016. The swimming league has asked Har-Ber Meadows to host 2 swim meets, one in June and one in July, as part of the requirements of joining the league. Possible dates for the 2 meets are Wednesdays June 21<sup>st</sup> and July 12<sup>th</sup>. Swim meets would begin at 3:00 p.m. and last until around 8:00 p.m. Concessions would be served during the meets. A motion was made by Combs to approve the swim team practices and hosting of the 2 meets as requested by the Cunningham's, second by Sullivan, motion passed.

**President's Comments:** Emerson monument withdrew their bid for the rocks to place in the Well's Circle medians. The cost estimate is \$100 per rock for purchase, delivery, and placement. Duke is working on procuring 2 additional bidders for the project, once bids are received they will be sent to the board members via email for review and, if the bid amounts are over the initial approved amount of \$3,000 an online vote will be held for approving the additional amount.

Regarding the brickwork for the bridges, Rhodes will the mayor and city council members seeking approval of the city to make repairs to the bridges.

The construction of Freddy's Steakburgers & Frozen Custard began without approval of the plans from the ARC which is unacceptable. To prevent this on the Tacos 4 Life construction Rhodes will ask general counsel Donnie Rutledge to send a formal letter on behalf of the POA requesting their cooperation with the ARC and construction that complies with approved plans.

**ARC:** Jefcoat reported one application for a storage building which was approved.

**Communications:** Nothing to report

**Security:** Officer Scott stated that with the warmer weather fishing in the lakes has been growing in number of fishermen and in frequency. There have been a noticeable number of toys, bikes, etc. being left on the sidewalks unattended; Scott would like the board to post a message to Facebook and send out an email advising parents to keep the sidewalks clear. There have been on-going problems with teenage drivers and their poor driving habits. Officers patrolling the neighborhood have been taking note of violations and visiting with the parents of the drivers to inform them of their children's driving behavior.

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

**Treasurer's Report:** The January financials were emailed to the board for review prior to the meeting. Treasurer Martin made a motion to approve the financial report, seconded by Kelly, motion passed.

**Lakes:** Gresham reported the water levels are good, but due to the warm weather algae is already growing. Gresham requested \$150 to purchase 15 carp to be placed in the lakes for algae control. Combs made a motion to approve the expense for the carp, seconded by Martin, motion passed.

**Landscape and Facilities:** Kelly reported that two trees around Ross Park need replacing, one is dead and one is split. Kelly recommended replacing the two trees and two others that had already been removed with sourwood trees. Costs were estimated at \$250 per tree. Combs made a motion to remove the two trees and purchase 4 sourwoods for Ross Park, Gresham seconded, motion passed. There is a tree growing on the recirculation pump platform that needs to be killed and removed. There are 2 dead pine trees along 56<sup>th</sup> Street that need to be removed. Duke noted that if we want the stumps ground up it would cost \$125 each as this is not included in All-Around's contract. Kelly recommended trees in common areas and parks be limbed up and pruned like street trees are. Sullivan made a motion to have Duke obtain bids for the tree maintenance in the parks and common areas, seconded by Gresham, motion passed. Kelly noted that Dale's street tree maintenance project is about ninety-five percent complete. Also, the fence along Jones Road is beginning to deteriorate.

**Property Manager's Report:**

- Warren Wheat has begun work on the grotto brick walls
- We received a \$2,000 refund from Select Pro Painters for the pool room floor. Duke obtained a bid from My Arkansas Garage to put in an industrial grade non-slip floor coating for \$5,281.99. Motion made by Kelly to accept the bid, seconded by Martin, motion passed.
- Bid obtained from Jim Clinger to clean and repaint the Highway 412 neighborhood sign for \$600. Motion made by Kelly to accept the bid, seconded by Martin, motion passed.
- Fiber Optic line installation has left some bare spots and sunken areas of dirt, Duke to contact Seth with AT&T to have the areas restored.

**Adjournment:** With no further business, the meeting was adjourned at 7:48 p.m. The next board meeting will be Monday March 27, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 27<sup>th</sup> day of February, 2017.

Duane Rhodes, President

Jason Combs, Secretary