

Har-Ber Meadows POA Board Meeting Minutes
February 26, 2018

Board Members in attendance were: Jason Combs, Duane Rhodes, Chris Sullivan, Rob Lyall, Scot Jeffus, Ed Franzke, and Ralph Gresham

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

Also in attendance: Property Manager John Duke, SPD Officer John Scott, Susan Cunningham

Designation of Quorum: Duane Rhodes, presiding. Meeting called to order at 5:30 p.m.

Resident Concerns: Susan Cunningham requests use of the pool for the Har-Ber Ducks swim team practices on Mondays, Wednesdays, and Fridays from 8:30 am to 10:30 am, use of the pool for a swim meet on the evening of Wednesday July 11th, and to allow children outside of Har-Ber Meadows to join the swim team, up to 50 total team members due to a lack of available swim teams for nearby neighborhoods to join. After some discussion among board members, Lyall made a motion to approve all of Mrs. Cunningham's requests, seconded by Jeffus; motion passed.

President's Comments: The Falls subdivision is still interested in joining Har-Ber Meadows, but their POA has some work to do. Rhodes will keep communication with The Falls' POA open.

Final work on the bridge column repairs is being completed; work has gone well so far.

Board positions coming open in July 2018 need to be filled with the May annual meeting vote. John Duke to get list of board members whose terms are expiring.

Regarding Airbnb short term house rentals, Rhodes would like to get the input of the entire community at the May annual meeting by having residents vote for or against allowing short term rentals in the neighborhood.

Would like to have a larger TV in the pool house for better visibility at meetings; Duke to price some options.

Do we want to go to a FOB entry system for the pool? Rhodes noted that Tuscany and Pinewoods has a FOB system. Gresham stated that Pinewoods has been having some issues with keeping their pool clean, broken glass, etc. without employees to monitor pool use by residents.

ARC: A fence application was approved, waiting on an update to the patio addition application by Dwayne Flint.

Security: No Report

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

Treasurer's Report: January financial reports were emailed to the board for review prior to the meeting. We've already collected nearly \$200,000 in dues; the expenses for January look good. Motion made by Combs to accept the financial reports, seconded by Jeffus; motion passed.

Lakes: Rain has elevated the water levels in the lakes. The Arkansas Game & Fish truck will be here on March 9th, Gresham wants to purchase 12 carp for \$7 each to place into the lakes; total costs approximately \$100. Motion made by Jeffus to purchase the carp, seconded by Combs; motion passed. Gresham will schedule a lake clean up event at the March meeting.

Landscape and Facilities: No Report

Long-Range Planning: Combs to come up with a recommendation for tennis and basketball courts to present to the board at the March meeting.

Property Manager's Report:

- Metal rails on bridges need to be repainted now that the column repair work is nearly complete. Bids obtained in 2017 priced the Founder's Park bridge at \$2,400 and the Coyote Crossing bridge at \$1,800. Duke to get updated prices.
- Lap pool cover repaired for \$275
- Fountains have all been turned back on now that winter is almost over.
- Ozarks Electric has selected the location for new electrical pedestals to power fountains, they will be installed by Friday March 2nd.
- Duke showed a copy of a thank you letter to residents who have donated to the special events fund which is over \$1,900.
- Morgan to replace the sockets for the exterior pool building lights and install LED bulbs. Will cost approximately \$500.
- Sign near Crain Buick GMC – since the POA does not own the property nor the sign, we will leave it as is and let future land development take care of removing the sign. It is expected the land will be developed soon due to other properties along 412 having plans for development already. Electrical meter has been disconnected.
- Sign on Founder's Park at 412 entrance needs to be repainted, will obtain bids.

Other Business: 867 June leaves their trash can in view constantly. Duke to draft and send a letter to the resident.

Adjournment: With no further business, the meeting was adjourned at 6:34 p.m. The next board meeting will be Monday March 26, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 26th day of February 2018.

Duane Rhodes, President

Jason Combs, Secretary