

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

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

Board Members absent: Jamey Smithson, Kevin Nalley, and Chris Sullivan

Also in attendance: Property Manager John Duke, SPD Officer John Scott, Matt Baker, Steve McEntire, Nick and Lindsey Hammonds

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

Resident Concerns: Steve McEntire stated that earlier in the day people were taking dirt samples on the commercial lot next to Jim Blount's office building and they told him they were building a café. Mr. McEntire's concern was about a fence being built by the business between his property and the commercial property. No members of the ARC present had any knowledge of a development going in at that location. Rhodes assured Mr. McEntire that a fence between the properties would be required by the ARC once a site development plan was submitted.

President's Comments: The pool contract with Krystal Klear Pools is expiring. Rhodes would like to sign on with Krystal Klear for another year at \$600 per month. Gresham made a motion to offer a 1-year pool maintenance contract to Krystal Klear, seconded by Combs, motion passed.

ARC: Application received from McEntire to paint exterior white. Fence built at 6398 Harvey Jones was not set back 10 feet from the front of the house; a letter was sent to the resident requesting the fence be moved so that it is in compliance with the covenants.

Security: All is looking good. Activity on the lakes is picking up with lots of fishing going on. Officer Scott would like to see a better transition from year to year with the fishing permits as most residents do not renew until the annual meeting in May. Rhodes will send an email blast to the residents regarding our fishing policy, ARC requirements, etc.

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

Treasurer's Report: February financial reports were emailed to the board for review prior to the meeting. The expenses for February look good. The charges for the water bill related to the pool house leak will be credited back to the POA by the city. Motion made by Combs to accept the financial reports, seconded by Franzke; motion passed.

Lakes: 12 carp were put into the lakes on March 9th; Gresham would like to schedule a lake clean up for Saturday April 14th at 8:00 am.

Landscape and Facilities: No Report

Long-Range Planning: Combs presented a bid from Trans Texas Tennis Ltd. For tennis and basketball court construction for \$163,536. The bid excludes site prep work, lighting, and electrical connection for lighting. After discussion the board decided they would like to survey residents and take a vote at the annual meeting regarding the added amenities and the expense to do so.

Property Manager's Report:

- Final walk-through inspection to be set up for bridge column work by Diehl Enterprises prior to final payment.
- Bid received from Fast & Fair Maintenance to paint the metal rails on bridges: Founder's Park bridge \$2,400; Coyote Crossing bridge \$1,800. Duke to obtain additional bids.
- Board positions coming to an end in June 2018 to be filled at annual meeting vote: Combs and Franzke.
- Morgan installed electrical service last week for the new fountains in Carrol Lake; the fountains will be installed next week.
- Will purchase two more swan decoy sets to have in reserve.

Adjournment: With no further business, the meeting was adjourned at 7:33 p.m. The next board meeting will be Monday April 23, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 26th day of March 2018.

Duane Rhodes, President

Jason Combs, Secretary