

## Har-Ber Meadows POA Board Meeting Minutes

April 23, 2018

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

Board Members absent: Jamey Smithson and Rob Lyall

Also in attendance: Property Manager John Duke, SPD Officer John Scott, residents Matt Baker, Robert Stevenson, Joe Gunn, Mandy and Meg Baker

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

**Resident Concerns:** Meg Baker, a 6<sup>th</sup> grader at Hellstern Middle School, would like to have a booth at the annual meeting to raise funds for building a well in Africa, project Kesh2o. She would also like to have a 5k race in the neighborhood later in the summer to help raise funds for the project. Mr. Jeffus made a motion to allow Meg to have a fund-raising booth at the annual meeting, seconded by Mr. Nalley. Motion passed. Regarding the 5k, Officer Scott suggested that the Bakers get with Larry Thompson at City Hall; Mr. Thompson will map out the route of the race, set up cones for street closures, etc. Mr. Jeffus advised the Bakers to apply to the city for approval for the 5k race, get with Mr. Thompson, then come back to the Board with a plan for approval.

**President's Comments:** There are 100 or so street trees in front of residences in the neighborhood that are missing and needing trees planted in their place. Mr. Rhodes will include a note about residents replacing street trees as needed in his upcoming newsletter.

Mr. Rhodes asked Mr. Combs to chair the election committee and asked Mr. Sullivan to serve on the committee; both agreed. The election ballot at the annual meeting will include a vote for various projects such as tennis court, basketball court, etc. asking residents to vote for their top two choices. There will also be a question asking if the resident is in favor of allowing short-term rentals in the neighborhood such as Airbnb and VOB. The annual meeting will be Monday May 21<sup>st</sup>.

Mr. Rhodes would like to schedule a lake clean-up day once a month during the summer, starting on Saturday May 5<sup>th</sup> at 8:00 am. Clean-up will begin with volunteers meeting at the pool house where Mr. Rhodes will provide donuts and coffee.

Dues collected through the end of March were about \$155,000 short of the annual total; an additional \$20,000 has been collected so far this month, leaving about \$135,000 left to collect for 2018.

Mr. Rhodes passed out a current roster of neighborhood committees.

Board officer nominations and confirmations for the 2018-2019 year will take place during the regularly scheduled July POA Board meeting, the first meeting that newly elected directors are active.

Mr. Rhodes stated that he would like all elected directors to attend a minimum of 6 board meetings per year.

**ARC:** ARC applications are good for 6 months after being submitted. Any on-going discussions between the resident and the committee regarding an application that result in the application aging more than 6 months after its original submission date requires a re-submission by the resident. Three applications have been approved in the last month with one fence application needing modified for approval.

**Security:** Officer Scott reported that things have been going well. There is more outdoor activity going on in the neighborhood with the warmer weather. There have been some issues with cars being left unlocked and garage doors left open.

Officer Scott would like to host a car-seat safety check workday for residents. Officer Scott is certified in car-seat safety. Mr. Sullivan made a motion to allow Officer Scott to host a car-seat safety event in the neighborhood; seconded by Mr. Gresham. The motion passed.

**Treasurer's Report:** March financial reports were emailed to the board for review prior to the meeting. The bridge column repair work by Diehl Enterprises has been inspected with a few minor repairs needing done agreed to by both parties. We will make final payment to Diehl Enterprises soon, which will be about \$50,000. Mr. Combs made a motion to accept the financial reports, seconded by Mr. Stark. The motion passed.

**Lakes:** Mr. Gresham stated that water levels are in good and algae has begun growing rapidly with the warmer weather which is normal. Mr. Gresham stated that the lamp posts on the bridge columns are not sealed and he will apply caulking around the lamp posts.

**Secretary's Report:** The March meeting minutes were emailed to the board for review prior to the meeting. Mr. Gresham made a motion to accept the minutes as sent, seconded by Mr. Stark. The motion passed.

**Landscape and Facilities:** Residents need to work on their lawns and flower beds to get them within the guidelines of the covenants.

**Long-Range Planning:** Prior to the meeting Mr. Combs emailed the board members a bid from Pavecon for \$48,578.30 to construct a 16-space rectangle asphalt parking lot with concrete curbs on the east side of the baseball field. No discussion of the bid occurred during the meeting.

**Property Manager's Report:**

- Requested a bid from Diehl Enterprises to do similar repairs to light pole pedestals around the lakes.
- Updated bids received from Fast & Fair Maintenance to paint the metal rails on bridges: Founder's Park bridge \$3,080; Coyote Crossing bridge \$3,080.

- Proxy votes for absent property owners at the annual meeting must be received Secretary of the Board Mr. Combs prior to the start of the meeting or they will not be counted as valid votes.

**Adjournment:** With no further business, the meeting was adjourned at 7:34 p.m. The next meeting will be the Annual Property Owner's Meeting held Monday May 21st in Founder's Park beginning at 5:00 pm. The Board will have a meeting on a yet to be determined date and time within 10 days following the annual meeting as required by the by-laws to confirm the results of the election. The next regular Board meeting will be held Monday June 25, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 23rd day of April 2018.

Duane Rhodes, President

Jason Combs, Secretary