

Har-Ber Meadows Board of Directors

Meeting Minutes

January 31, 2022

1. Call to Order:
2. Roll Call:
  - a. S. Jeffus (via Zoom)
  - b. K. Maestri
  - c. J. Duke
  - d. R. Stephenson
  - e. R. Lyall
  - f. D. Rhodes
3. Resident comments/concerns:
  - a. Jim Cordes-Asked two questions: 1. Am I allowed to advertise on a vehicle if it is parked outside my house, on the street? (He is talking about a magnetic type sign that attaches to a vehicle) 2. Can I run a business from my house? The board stated they will respond to the questions outside of the meeting. J. Duke forwarded the relevant sections from the neighborhood covenants for Mr. Cordes reference.
4. President's Comments: S. Jeffus
  - a. Discussed the possibility of appointing someone to replace J. Smithson. This replacement would be until our next annual meeting, when a permanent replacement can be elected.
  - b. Proposed that a letter be sent to residents outlining the expectations for our monthly board meetings
  - c. Proposed that a letter be sent to those serving on the board and related committees, reminding them that we need their attendance to run effective meetings
5. ARC Committee update: S. Jeffus
  - a. 5 applications received, 4 approved and 1 on hold pending further information
6. Communications committee: R. Stephenson
  - a. No new information
7. Security Committee: J. Smithson
  - a. No new information
8. Secretary report: K. Maestri
  - a. Motion to approve November minutes by R. Lyall, seconded by D. Rhodes, approved unanimously. There was no December meeting
9. Treasurer report: R. Lyall
  - a. R. Lyall covered the highlights of the financials for November, December, and January.
  - b. December financials have been finalized and are at the CPA office for audit
  - c. 3 year service contracts were secured for mowing, pool maintenance, lawn fertilizer/weed control

- d. Contracts for bookkeeping and property management extended for one additional year to match other service contracts.
- e. Special events collections are up from \$1,965 to \$2,770 through 1/30/22, the total for all of 2021 was \$3,014.83. Collections are up from \$157,328 to \$189,800 through 1/30/22. Past due receivables dropped from \$20,598.75 in November to \$15,926.25 in December. One resident represents \$4,875 of the outstanding balance.
- f. Motion to approve financials as presented by D. Rhodes, seconded by K. Maestri, approved unanimously.

10. Lakes committee: S. Jeffus

- a. Noticed some debris from latest round of rainstorms, it has been cleaned up.

11. Landscape Committee: M. Baker

- a. No new information

12. Property Managers report: J. Duke

- a. Contacted the owner of the trampoline which is on common property. The owner says she knows it needs to be removed, but doesn't have a way to get it done right now. An offer was made to gather a group to move it for her. No resolution on this yet.
- b. Reached out to Signature Bank to talk about this year's annual meeting to start that planning process.
- c. 3 sections of sidewalk are ready for repairs, waiting on the city to get on their schedule for completion.
- d. Two board members have terms expiring in 2022, S. Jeffus and R. Stephenson.

13. Adjournment: