

Har-Ber Meadows Board of Directors

Meeting Minutes

April 25, 2022

1. Call to Order:
2. Roll Call:
 - a. S. Jeffus
 - b. K. Maestri
 - c. R. Stephenson
 - d. R. Lyall
 - e. D. Rhodes
 - f. J. Duke-property manager
 - g. D. Rutledge-POA attorney
3. Resident comments/concerns:
 - a. J Dunn-flagpole project is complete (with the exception of a plaque). The total cost for the project was \$988, not including spotlights. The flagpoles will be dedicated on Memorial Day. Lowe's and their store manager, Jonathan Sorrell, on Zion Road contributed \$150 for the project
 - b. M Thompson-commented on the nice appearance of the koi pond and asked the following questions: 1. Which board positions are being voted on this year? Two vacant positions and two positions at the end of their terms. 2. How many candidates have declared? 7 at time of the meeting, one candidate has withdrawn since 4/25. 3. Who will count ballots? two board members will be selected to count 4. When will results be announced? As soon as ballots are counted and confirmed
 - c. Jack Myers-handed out typewritten comments
 - d. C. Leister-Gave a report of the recent Fishing Tournament: 13 people fished, The Buttered Biscuit and Red Kite Coffee Co. donated food and coffee to the participants and volunteers. There was a representative from Arkansas Game & Fish Commission at the event. Noted that we need to remind the residents to not feed the geese
4. President's Comments: S. Jeffus
 - a. Chose two members of the board to count ballots: Kevin Maestri and Duane Rhodes
 - b. Noted the algae and trash collecting in Elizabeth lake. J. Duke made a note to contact the landscaping company to address the issue.
5. ARC Committee update: S. Jeffus
 - a. 7 applications received, 6 approved. Requested further information on 1 application.
6. Communications committee: R. Stephenson
 - a. R. Stark is no longer willing to maintain the website at no charge. Discussed the option of paying him, asking if someone in the neighborhood might be interested in helping out with the website. M. Baker

said he had looked into outside services who could do website maintenance for a fee. Decision was made to revisit this issue in early fall when we aren't as busy with website functions.

7. Security Committee: J. Smithson

- a. No new information from Jamie. Scot noted that he had run off some non resident fishermen earlier in the evening

8. Secretary report: K. Maestri

- a. Motion to approve March minutes by D. Rhodes, seconded by R. Lyall, approved unanimously.

9. Treasurer report: R. Lyall

- a. R. Lyall covered the highlights of the financials for March
- b. M. Thompson asked if we would see income on the new townhouses this year. Yes, we will, the estimated completion date is September.
- c. Motion to approve financials as presented by R. Stephenson, seconded by D. Rhodes, approved unanimously.

10. Lakes committee: S. Jeffus

- a. Mentioned that the landing pad in the lake by the bridge on Founders is starting to deteriorate. Asked if the wall might be affected as well.
- b. C. Leister noted he has spoken to an engineering company concerning the dam walls.
- c. A request was made for the landscape company to check the flapper valve to make sure it's clear after recent rains and runoff.
- d. Noted that it is almost time to turn on the pump for the season

11. Landscape Committee: M. Baker

- a. The meadow area will be seeded soon
- b. C. Leister-added milkweed to the meadow
- c. M. Baker talked about the possibility of some kind of Arbor Day project for 2023

12. Property Managers report: J. Duke

- a. The product to clean the benches in Founder's Park is in, we will try to get them cleaned before the annual meeting
- b. No new information or update from the city regarding our needed sidewalk repairs
- c. Harbor Ducks information has been posted to the neighborhood calendar
- d. Planning is in progress for the annual meeting
- e. 3 applications have been done so far for the algae and vegetation growth in the ponds, but cool weather and rain has lessened the impact. Warmer weather and turning on the pump will help resolve the situation
- f. Wells Circle islands, will try to have a plan in place by the end of the week to address the situation of the dead grass caused by vehicles parking in that area
- g. Some dead trees and stumps around the neighborhood will be removed soon

- h. Still working on addressing the issue with the resident who cut down her street trees, and will not replace or remove stumps

13. Additional comments-J. Myers asked if there was any documentation in previous board minutes that verified changing the size of the board from 10 to 7 members. S. Jeffus said that there was documentation.

14. Adjournment

15. In executive session, and to remove any doubt as to the effectiveness of the adoption of the resolution on March 14 regarding inspection of Association records, the resolution shall be circulated and signed by all board members pursuant to Ark. Code Ann. Section 4-33-821.