

Har-Ber Meadows Board of Directors

Meeting Minutes

July 25, 2022

1. Roll Call:

- a. S. Jeffus
- b. K. Maestri
- c. R. Lyall-via Teams
- d. D. Rhodes
- e. R. Stephenson-via Teams
- f. L. Eads
- g. M. Towery-via Teams
- h. J. Duke-property manager

2. Meeting called to order by S Jeffus

- a. President's Comments-Scot mentioned the flier circulated during the meeting, stating that we would address it as best we could with the constraints of time in this meeting. Scot mentioned the possibility of forming a committee to address some of these issues.

3. Resident Comments

- a. D. Rutledge-addressed some of the specifics from the circulated flier, noting the inaccuracy of some of the points.
- b. J. Myers-detailed his point of view regarding the flier, a great deal of time was spent back and forth with Mr. Myers and the board. A difference of opinion remains about several of the points brought up in the meeting.
- c. Unidentified Resident-asked about upcoming pool repairs, specifically broken tiles. J. Duke stated we would be making repairs at the end of swimming season and we would investigate the cost of a complete re-tile of the pool.
- d. E. Lange-requested a large clock for the pool, which is in process . Also requested that a little free library be placed in the green space on Allie Francis. Price for the kit is \$329.
- e. C. Thompson-suggested electronic means to attend the board meetings. The board will look into this as an option for residents
- f. L. Miller-asked what is being done about the uneven sidewalks. We have had a request in with the city for repairs since last Fall. We are still on their list, but have had no date as to when repairs will be made. J. Duke said we are in the process of marking all of the locations that need repaired and passing that along to the city.

4. Other Business-S. Jeffus made a motion to form or add members to existing committees to get more involvement from the residents. The motion second by D. Rhodes, passed unanimously. The committees are as

follows: Landscape/Facilities, Social, Architectural Review, Lakes, Safety/Security, Steering Committee. The Steering Committee will discuss the need for revising our governing documents. This committee will be made up of the following seven residents: Matt Baker, Bobbye Kelley, Duane Rhodes, Jack Myers, Robert Stephenson, Carol Thompson, Curtis Leister

5. Treasurer's Report-M Towery: ~ \$386,000 in cash/savings, ~ \$44,000 in accounts receivable, ~ \$438,000 in assets. Budget: Income is at ~ 101% of plan, Expenses are at ~94% of plan. Motion by K Maestri to accept financials as reported, second by D Rhodes, approved unanimously. Going forward, financials will be reported including year to date numbers as well.
6. Secretary's Report-K. Maestri: Minutes were circulated to the board in advance via email. Motion by D Rhodes to accept minutes as submitted, second by R Stephenson, approved unanimously. Motion by S Jeffus to place unapproved minutes on the website in advance of approval, second by D Rhodes, approved unanimously.
7. Lakes Committee-S Jeffus: Pumps have not been running due to the extreme heat and lack of rain.
8. ARC Committee: 6 applications, 2 were tabled, 4 were approved. One outstanding ARC issue remains, being handled by our POA attorney.
9. Landscape Committee-M Baker:
 - a. There may be issues with the sprinkler heads in areas of Founders Park as well as the entrance median. These are being investigated now.
 - b. We have several lights out, the light replacement should take place the last week of the month.
 - c. There are trees coming up inside the evergreen trees in Founders Park which need to be removed
 - d. Suggested that a notice be sent to residents reminding them to trim their trees, and that Waste Management will do a bulky waste pick up for the limbs, if the resident has not already used up their pick ups
10. Property Manager's Report-J Duke:
 - a. We have a bid from Charlie's Trees for tree and stump removal in the neighborhood for a range of \$275-\$375 per tree. We are waiting on an additional bid for this service
 - b. We have priced replacements for two 1.5hp fountains. The bid is \$11,531 so we are looking at other alternatives.
 - c. Sand Creek Engineering is going to investigate the dams in the lakes, and give a report of their findings.

S Jeffus adjourned the meeting