

# Har-Ber Meadows Board of Directors

## Meeting Minutes

August 22, 2022

1. Roll Call:
  - a. S. Jeffus
  - b. K. Maestri
  - c. R. Lyall
  - d. R. Stephenson-via Teams
  - e. M. Towery
2. Meeting called to order by S Jeffus
3. Resident Comments
  - a. Becky Geiger-the clock we got for the pool is difficult to read, requested a digital clock instead
  - b. Mike Bishop-asked about low hanging limbs over sidewalks. We will ask J. Duke to send out an email reminder to residents about trimming trees back
  - c. Jim Cordes-asked about dead trees in the neighborhood, we are working now to remove the ones in public spaces, residents have been asked to remove dead trees on private property
  - d. Curtis Leister-testing a way to utilize Zoom for our board meetings, free version of Zoom may not be adequate, paid version would cost \$50/month
4. Communication Committee
  - a. Motion was made by S Jeffus to make Matt Baker chair of the communication committee, seconded by R Lyall, unanimously approved.
  - b. M Baker has posted on Facebook to gauge interest from residents in participating in various committees. Requested that J Duke send out an email to residents to see if others would be interested.
  - c. It was noted that the board should set parameters as to the scope of these committees and what their duties would be
  - d. Motion by S Jeffus for all committees to have 7 members, except the welcoming committee which will have 12, seconded by K Maestri, unanimously approved
5. Treasurer's Report-M Towery
  - a. YTD July and for the month of July, total income was \$207,559.53 and \$30,336.43, respectively.
  - b. YTD July and for the month of July, total expenses were \$191,464.65 and \$38,657.18, respectively.
  - c. YTD July and for the month of July, total net income was \$16,094.88 and -\$8,320.75, respectively.
  - d. Actual net income of \$16,094.88 exceeds the budget of \$10,012.87
  - e. July 2022 and July 2021 balance sheet totals are as follows (respectively):
  - f. Cash/CDs - \$361,423.11 and \$342,083.70

6. Lakes Committee-C Leister

- a. S Jeffus recommended turning the pumps back on now that the extreme hot weather has passed
- b. C Leister to get a preliminary estimate on needed repairs on dams, waterfalls, etc. in lakes

7. Steering Committee

- a. Developed two initial priorities: 1. finding a 3rd party vendor to take over the maintenance of the website, and 2. to develop a calendar template that begins in January so we can see relevant dates well in advance

8. Secretary's Report-K. Maestri

- a. Minutes sent to all members via email for review. M Towery motions to approve minutes as sent, R Lyall seconds, unanimously approved

9. Landscape Committee-M Baker:

- a. No new information

10. Property Manager's Report-J Duke:

- a. K Maestri read the report from J Duke, will attach to the minutes

S Jeffus adjourned the meeting

Management Report

1. Sidewalk repair update originally submitted to city on 8/31

- 191 Ireland
- 178 Ireland
- 6595 Bernice

i. 10/14 – James said we are working our way up the list

ii. 1/24/22 – James: I wish I could give you an update on the 3 locations other than you're still on the list. It's been a hard time to get concrete for any job, that has slowed the progress. The supply line has been moving super slow, as soon as I know more I will let you know.

- Marking all sidewalk locations with lat/long coordinates for the city.

2. Diseased tree removal/stump grind. Each bid includes stump grind and removal

- Pinto's Lawn Care

i. \$500 per tree including stump grind (Attached)

- Charley's Tree Service

i. \$275 - \$375 depending on tree caliper (Attached) (COI/W9 on file)

- John's Tree Service

i. \$100 - \$400 depending on caliper (Attached)

### 3. Water Fountains

- Pool house

i. 3/4hp Orion head \$4,693.

- Carol Lake 2 Fountains

i. Orion head display, 230amp service to recirculation platform not included, includes tax

1. 1.5hp

- \$11,581

2. 1.0hp

- \$11,326.20

3. 3/4hp

- \$9,386

### 4. Traffic Study

- City is conducting a traffic study on Coyote Crossing and Francis Fair due to speeding

### 5. Dams

- Curtis has discussed the dam concerns with Sand Creek Engineering. Curtis forwarded an hourly contract with Sand Creek to determine the scope of work that would need to be done.

(See Attached)

### 6. Pool

- Replace all tile

i. Waiting on bid

### 7. 5 dead trees on Francis Fair Parkway

- Remove trees only
- \$2,400 (See attached)

### 8. POA Hearings

- 2 residents in are not in compliance with covenants and refuse to comply. After contacting Donnie for demand service for a POA hearing, he has a conflict with each resident and can't

represent the POA. If the Board wishes to proceed, a new attorney from a different firm will need to be engaged.