

Har-Ber Meadows Board of Directors

Meeting Minutes

October 24, 2022

1. Roll Call:
  - a. S. Jeffus
  - b. K. Maestri
  - c. R. Lyall
  - d. L. Eads
  - e. M. Towery
  - f. R. Stephenson
  - g. J. Duke
2. Meeting called to order by S Jeffus
3. Resident Comments
  - a. Several residents in attendance, just visiting, no specific comments or concerns
4. President's Comments
  - a. The subject of replacing the vacant board position with Michael Thompson. Motion was made by R. Lyall to appoint M. Thompson, seconded by K. Maestri, unanimously approved
5. Communication Committee
  - a. M. Baker sent to the board a recommendation for a new website provider, hoa-sites.com. The cost is estimated to be \$550 per year.
  - b. S. Jeffus asked if R. Stark was on a current contract to maintain our website. He is not, he is paid on a project basis.
  - c. Motion from S. Jeffus to move forward with the new suggested website provider, K. Maestri seconds, unanimously approved
6. Steering Committee-the following committee chairs were selected:
  - a. requested minutes from July 5, 2022 meeting as well as minutes from 2011, J. Duke will locate and provide those
7. Treasurer's Report-M Towery
  - a. Discussed the possibility of needing to raise dues next year to combat continued rising costs
  - b. YTD September and for the month of September, total income was \$265,693.51 and \$28,534.92, respectively.
  - c. YTD September and for the month of September, total expenses were \$253,261.09 and \$30,662.36 respectively.
  - d. YTD September and for the month of September, total net income was \$12,432.42 and -\$2,127.44, respectively.

- e. Actual net income of \$12,432.42 exceeds the budget of \$7,950.55
- f. September 2022 and September 2021 balance sheet totals are as follows (respectively):
- g. Cash/CDs - \$302,192.03 and \$294,672.60
- h. Annual membership dues – 643 units x \$525/unit = \$337,575
- i. motion to approve financials made by R. Lyall, seconded by L. Eads, approved unanimously.

8. Lakes Committee-C Leister

- a. Fishing derby was a success
- b. C Leister presented a report to the board from the Illinois River Watershed Project with several recommendations for the neighborhood. They will host a meeting for the neighborhood on 11/13 at Walker Brothers Insurance to discuss their report in greater detail
- c. We like the idea of placing litter booms in areas where stormwater flows into the lakes. We will calculate the cost and see what assistance the IRWP might provide to offset the cost
- d. Request was made to clean up the koi pond in Founders Park, it is getting overgrown
- e. Mentioned that there might be a leak in the big pump, will check it out further

9. ARC Committee

- a. 5 new applications, all need more clarification of some kind

10. Security Committee-Kyle Sandvig has been suggested as a potential chair for this committee. J. Duke will contact him to find out his interest level.

11. Secretary's Report-K. Maestri

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

12. Landscape Committee-M Baker:

- a. Contract for the meadow restoration project expires at the end of the year, M Baker will ask the current provider to submit a proposal for next steps
- b. The issue of mowing height was raised, board will take it under advisement and revisit the issue in February

13. Property Manager's Report-J Duke:

- a. mulch installed in Crumpacker Park
- b. Christmas lights and banners will be installed in the coming weeks
- c. An attorney is still needed to address ongoing compliance issues

S Jeffus adjourned the meeting