

Har-Ber Meadows Board of Directors

Meeting Minutes

September 26, 2022

1. Roll Call:
 - a. S. Jeffus
 - b. K. Maestri
 - c. R. Lyall-via teams
 - d. L. Eads
 - e. M. Towery
 - f. J. Duke
2. Meeting called to order by S Jeffus
3. Resident Comments
 - a. E. Lange-asked again about Little Free Library, asked for digital clock at the pool
 - b. E. Martin-asked about street lights being out, J. Duke stated that this should be addressed within the next couple of weeks
 - c. B. Wilinowski-came with several other neighbors from Apple Shed, they are concerned about a neighbor with a past criminal history moving back into the neighborhood
 - d. J. Trustee-voiced frustration with cars parked on both sides of Tall Oaks Loop S
 - e. D. Boyd-with the newly formed welcoming committee, wants to know how to identify new property owners in the neighborhood. J. Duke said he could help with that
 - f. B. Conrad-asked if the covenants address a ratio of owner occupants to renters, it does not.
4. Communication Committee
 - a. M. Baker reported that the committee is researching different options for website alternatives to what we currently have
5. Steering Committee-the following committee chairs were selected:
 - a. M. Baker-Communication and Landscape
 - b. M. Porebeck-Social
 - c. D. Witt and E. Marsh-Welcome
 - d. C. Leister-Lake
 - e. M. Towery-Finance
 - f. question was raised as to the function of the Security committee. S. Jeffus stated that this committee should communicate with Springdale Police Department, and share issues relevant to the neighborhood
 - g. subject came up about communication between committee members and hired subcontractors. R. Lyall made the point that the property manager should be the only direct point of contact with these contractors to avoid any confusion and potential charges for work outside the scope of our contracts.

6. Treasurer's Report-M Towery

- a. YTD August and for the month of August, total income was \$237,158.59 and \$29,599.06, respectively.
- b. YTD August and for the month of August, total expenses were \$222,348.73 and \$30,884.08, respectively.
- c. YTD August and for the month of August, total net income was \$14,809.86 and -\$1,285.02, respectively.
- d. Actual net income of \$14,809.86 exceeds the budget of \$8,829.54
- e. August 2022 and August 2021 balance sheet totals are as follows (respectively):
- f. Cash/CDs - \$341,334.75 and \$332,070.80
- g. Annual membership dues – 643 units x \$525/unit = \$337,575
- h. motion to approve financials made by K. Maestri, seconded by L. Eads, approved unanimously.

7. Lakes Committee-C Leister

- a. October 8th is the fishing derby
- b. Discussed a lake clean-up day, as well as options for collecting litter in the lakes
- c. Noted it was time to turn the pump and valves off for the season

8. Secretary's Report-K. Maestri

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

9. Landscape Committee-M Baker:

- a. M. Baker noted that the greenspace trees need to be trimmed up. J. Duke will be mailing a letter to all residents regarding street trees and responsibilities of property owners

10. Property Manager's Report-J Duke:

- a. The west side of the neighborhood has had sidewalk issues geomarked so the city will know where the issues are when they begin those repairs.
- b. price to mulch playground at Crumpacker park is \$1,813.26. Motion to approve this expenditure by L. Eads, seconded by M. Towery, approved unanimously.
- c. Pumps still have not been addressed. With pricing, we can now try to budget for replacement in the spring

S Jeffus adjourned the meeting