

# Har-Ber Meadows Board of Directors

## Meeting Minutes

November 28, 2022

1. Roll Call:

- a. S. Jeffus
- b. K. Maestri
- c. L. Eads
- d. M. Towery
- e. R. Stephenson
- f. M. Thompson
- g. J. Duke

2. Meeting called to order by S Jeffus

3. Resident Comments

- a. Welcoming Committee was in attendance and brought cookies which were greatly appreciated
- b. R Stark-had several comments regarding the suggested switch to a different website service. After discussion it seems like with the added input we have from the new Communication Committee that we are better served by improving our existing platform rather than move to a different service at this time. S Jeffus asked how long these updates/upgrades might take and Stark said he thought it could be accomplished between now and the end of April 2023. For now the switch is on pause while we work on the existing site.

4. Treasurer's Report-M Towery

- a. YTD October and for the month of October, total income was \$294,761.78 and \$29,168.27, respectively.
- b. YTD October and for the month of October, total expenses were \$286,607.14 and \$30,995.78, respectively.
- c. YTD October and for the month of October, total net income was \$8,154.64 and -\$1,787.51, respectively.
- d. Actual net income of \$8,154.64 exceeds the budget of \$-2,402.43
- e. October 2022 and October 2021 balance sheet totals are as follows (respectively):  
Cash/CDs - \$267,818.76 and \$251,468.01
- f. Annual membership dues – 643 units x \$550/unit = \$353,650
- g. motion to approve financials made by L. Eads, seconded by R. Stephenson, approved unanimously.

5. ARC Committee

- a. 1 new application approved, 2 pending further information

6. Security Committee-A list of possible names has been identified, J. Duke will follow up with these folks to try and find a chair for this committee.
7. Secretary's Report-K. Maestri
  - a. Minutes of previous meeting sent to all members via email for review. Motion to approve minutes as sent by R. Stephenson, seconded by M. Towery, approved unanimously
8. Landscape Committee-M Baker:
  - a. A report was given regarding the recent presentation by IRWP. They are preparing a report showing their recommended initial steps to begin revitalization of Covenant Creek as it runs through the neighborhood
  - b. A final mow was completed on the meadow restoration project. We are waiting for our final bill from the contractor.
9. Property Manager's Report-J Duke:
  - a. Several residents have removed diseased trees and submitted ARC requests for replacement plantings
  - b. A large irrigation leak has been identified in the SE section of Founder's Park. The first bid for repairs is just under \$3,000 Duke will request other bids.
  - c. Lights and banners are up for Christmas
10. Other business:
  - a. M Thompson asked if we were expecting increases on our main contracts. We have secured contracts for all major services for the next 3 years. This led to a separate discussion of inflation, and insuring that we had sufficient funds to cover any other unexpected increases due to rising inflation.
  - b. A motion was made by R. Stephenson to increase dues by \$25 for 2023, seconded by K. Maestri, unanimously approved. Dues in 2023 will be \$575 per lot.

S Jeffus adjourned the meeting