

Har-Ber Meadows Board of Directors

Meeting Minutes

February 27, 2023

1. Call to Order:
2. Roll Call:
 - a. M. Towery
 - b. S. Jeffus
 - c. K. Maestri
 - d. M. Thompson
 - e. R. Stephenson
 - f. J. Duke- PM
3. Resident comments/concerns:
 - a. Dana Boyd-Welcoming committee requested money to purchase tote bags for new residents. Motion by R. Stephenson to spend up to \$500 for bags, seconded by M. Towery, unanimously approved.
4. President's Comments:
 - a. Some residents have complained about the fencing around some trees in Founders Park. We are experimenting with growing some trees from acorns in this area. A motion was made by M. Thompson to keep the fencing in place and do a clean up of the areas in May, seconded by K. Maestri, unanimously approved
5. Steering Committee: C. Thompson
 - a. Trying to clarify messaging regarding street tree responsibilities, etc. They hope to address this issue as well as many others with the update to the website
 - b. Asked if the board would be interested in increasing the size of the board to 10 people at the next election.
6. Communications committee: M. Baker
 - a. Working on fleshing out the website with additional information, FAQ, etc.
7. Secretary report: K. Maestri
 - a. Motion by M. Towery to approve November minutes, seconded by R. Stephenson, unanimously approved.
8. Treasurer report: M. Towery
 - a. YTD January and for the month of January, total income was \$32,742.28 and \$32,742.28, respectively
 - b. YTD January and for the month of January, total expenses were \$21,249.06 and \$21,249.06, respectively
YTD January and for the month of January, total net income was \$11,493.22 and \$11,493.22, respectively.
 - c. Actual net income of \$11,493.22 exceeds the budget of \$10,640.85

- d. January 2023 and January 2022 balance sheet totals are as follows (respectively):
Cash/CDs - \$400,203.04 and \$383,395.14
- e. Annual membership dues – 643 units x \$575/unit = \$369,725
- f. motion to approve financials M. Thompson, seconded by K. Maestri, unanimously approved
- g. M. Thompson asked about CD with Signature Bank, we discussed options for the future, perhaps shorter terms considering rising interest rates. M. Towery will investigate CD options and share the information with the board
- h. M. Thompson asked about the electric bill for the pavilion in Crumpacker Park; there may be a problem with the sensor causing the light to burn continuously. J. Duke will investigate the issue.

9. Lakes Committee: Discussed the koi pond and removing cattails in that area

10. ARC Committee

- a. 3 new applications - 2 approved, one needs additional information

11. Landscape Committee-M Baker:

- a. Regarding the proposal from IRWP, it looks like our cost would be around \$10,000 of the around \$50,000 total. If we receive the final bid earlier than our next scheduled meeting, we would consider voting on this proposal earlier.

12. Property Manager's Report-J Duke:

- a. Regarding the irrigation leak in the SE section of Founder's Park, motion by M. Thompson to hire Kieth Outdoors to make the necessary repairs, seconded by M. Towery, unanimously approved

13. 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 ensuring 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