

Har-Ber Meadows Board of Directors

Meeting Minutes

August 28, 2023

1. Call to Order:
2. Roll Call:
  - a. R. Lyall
  - b. S. Jeffus
  - c. K. Maestri
  - d. R. Stephenson
  - e. M. Towery
  - f. J. Duke- PM
3. Resident comments/concerns:
  - a. Nancy Kendrick- noted a yard on Founders Park that has been neglected and needs mowing. J. Duke noted the address and will contact the homeowner
  - b. Bobbie Kelley-asked about a plan for trimming of trees. The board is still discussing options and the best way to implement a program to get maximum participation from the residents
  - c. Sheila West-came to the meeting to say thank you in person to J. Duke for handling a situation with a non-operational vehicle parked on the street
  - d. Betty Bowen-voiced her concern about people parking on the street. The board has some limitation as to what we can accomplish because the streets are city property and not neighborhood property
  - e. Jim Cordes-has also had issues with vehicles parked on the street, he asked that we inform the neighborhood of parking responsibilities, and remedies when the rules aren't followed
4. President's Comments:
  - a. A proposal from River Rock Gardens was discussed and Cody from the company came to answer questions from the board. It was decided to move ahead with an aeration plan for Lake Elizabeth as a pilot to see what benefits we get from this new equipment. A motion was made by R. Lyall to approve \$8,000 from the 2024 budget to implement the plan. Motion was seconded by K. Maestri and unanimously approved
5. Communications committee: M. Baker
  - a. Updates to the website continue, Matt asked the board to reach out if they have suggestions for additions, changes, etc.
6. Secretary report: K. Maestri
  - a. Motion by R. Lyall to approve minutes, seconded by R. Stephenson, unanimously approved.
7. Treasurer report: M. Towery: Financials for July, 2023

- a. The month of July and YTD July, total ordinary income was \$31,476.25 and \$222,023.16, respectively
  - b. The month of July and YTD July, total expenses were \$50,660.84 and \$212,542.50, respectively.
  - c. The month of July and YTD July, total net income was -\$17,260.04 and \$11,514.52, respectively.
  - d. YTD July Actual net income of \$11,514.52 is below the budget of \$21,419.19
  - e. July 2023 and July 2022 balance sheet totals are as follows (respectively):
  - f. Cash/CDs - \$374,327.93 and \$362,209.58, two CDs – one at \$109,742.53 and a new one at \$151,869.86
  - g. Annual membership dues – 643 units x \$575/unit = \$369,725
8. Lakes Committee: C Leister
- a. The pump was turned off due to the extreme heat to keep the water level from getting too low, it is now back on an running again
9. ARC Committee
- a. 7 new applications, 5 approved and 2 need additional information
10. Landscape Committee-M Baker:
- a. We will have D. Creamer start doing the tree trimming on the trees that have been identified as blocking street signs and lights. We will continue to add to the list until we cover this category of trimming
11. Property Manager's Report-J Duke:
- a. Sent 30 letters to residents for covenant violations within the last 30 days. Of that 30, 24 have been remedied. The other 6 have been sent attorney letters.
  - b. Cabinet installation under sinks in pool bathrooms \$1,300 per bathroom including paint  
On hold until cost reviewed for pool resurface and pool shade
  - c. Pool Shade The pool shade was damaged during the storm. It is torn along the same area that has been resewn in the past. Waiting for a repair estimate. It may be unrepairable. We had left the shade up to provide some cover from the sun until it was repaired. Residents have recently complained so we took the shade down until it is repaired or replaced. Clean Pro, LLC measuring shade to obtain quote and to obtain alternative roof materials.
  - d. Lake Fountains New service provider has repaired the Joyce Lake fountain.I toured all lakes with River Rock Water Gardens. They have provided several service/new installation options. Information is attached for discussion. Owner will be present to discuss the attached information. In particular, aeration for Elizabeth Lake.
  - e. Sammi Wilmouth, Osborne & Wilmoth Law Firm Sammi has agreed to represent the POA with the following covenant violations: 6559 Bernice Area between the curb and sidewalk has two stumps, no grass, landscaped as a planting bed. No request was submitted to the ARC. Had a request been submitted, it would have been denied. The resident refuses to submit an application. POA attorney has a conflict.

6542 Bernice. Driveway extension not approved by ARC. Resident refuses to remediate the covenant violation. POA attorney has a conflict.

- f. Bryan Claypool, Clean Pro, LLC Bryan could not attend the August 28 Board Meeting to discuss the need to resurface the pool Solicited bids are higher than Bryan anticipated. He will continue to collect additional bids and plan to attend the September 25 board meeting.
- g. Traffic Calming A resident mentioned the city had allowed speed bumps in a subdivision recently. I received confirmation from Public Works that the city has not changed their stance on traffic calming alternatives.
- h. Miscellaneous
  - i. Removed damage from 2 storms
  - ii. Repaired two Jones Rd fence sections damaged from storm
  - iii. Expansion joints scheduled to be trimmed on Norman and June
  - iv. Sent web blast for leash law/covenant reminder
  - v. 5 No fishing/private property signs are in and will be placed in strategic locations
  - vi. Repaired Elizabeth Lake fountain
  - vii. Pool fence repaired
  - viii. Removed storm damage/cleared streets multiple times
  - ix. Replaced crab apple trees on Wells medium entrance
  - x. Repaired pavers in front of pool house
  - xi. Completed additional planting bed maintenance
  - xii. Added swans to lakes
  - xiii. Trimmed median trees to Dancing Rabbit Circle
  - xiv. Repaired swing in Founder's Park
  - xv. Repaired Jones Road fence

S Jeffus adjourned the meeting