

Har-Ber Meadows Board of Directors

Meeting Minutes

September 25, 2003

1. Call to Order

2. Roll Call:

- a. R. Lyall
- b. S. Jeffus
- c. R. Stephenson
- d. M. Thompson
- e. M. Towery
- f. C. Caudle
- g. K. Maestri
- h. J. Duke P.M.

3. Resident comments/concerns:

- a. Cindy Saylor – Welcome Committee welcomed 5 new neighborhood families.
- b. Carol Thompson – streetlight by Crumpacker Park. John Duke stated it has been fixed.
- c. Betty Bowen - lawn maintenance on Founders Park . J. Duke states 10 citations have been issued. Residents have ten days to comply or will be taken care of by POA and resident billed for costs.
- d. Matt Baker – Tree in front of pool house needs to be replaced.
- e. Zac Williams – status of pool repair.
- f. Jim Cordes – went to Springdale planning commission about street parking out of code compliance. Planning commission stated will retrain police officers about enforcement.
- g. Abby Horsager – introduced herself as a new resident and eager to help.

4. Communication committee- Matt Baker

Committee did not meet this month.

5. Lake Committee – Curtis Leister

Fishing tournament October 7, 2023, 9:00-12:00. Trophies given for largest catch. One male and one female winner. Zac Williams volunteered for the lakes committee.

6. **Landscape committee** – Matt Baker

Discussion of tree trimming in the neighborhood. Questions from residents about who's responsible for the right of ways and common areas. Letters are to be sent to all residents and owners about tree covenants and code enforcement. A Horsager suggested adding a QR code to letters.

7. **ARC committee** – four applications submitted, three approved.

8. **President's Comments** – S. Jeffus

Secretary report

Rob Lyall made a motion to approve the August minutes, seconded by Mark Towery, unanimously approved.

Treasurer report: M. Towery

The month of August and YTD August, total ordinary income was \$32,641.09 and \$254,664.25, respectively.

The month of August and YTD August, total expenses were \$41,695.04 and \$256,388.15, respectively.

The month of August and YTD August, total net income was -\$9,053.95 and \$309.96, respectively.

YTD August Actual net income of \$309.96 is below the budget of \$20,627.28.

August 2023 and August 2022 balance sheet totals are as follows (respectively):

Cash/CDs - \$330,327.20 and \$341,620.97, two CDs – one at \$35,000 and a new one at \$151,869.86

Annual membership dues – 643 units x \$575/unit = \$369,725

R. Lyall made a motion to approve the August financials. M. Thompson seconded the motion, unanimously approved.

Bryan Claypool, Clean Pro, LLC made a presentation regarding pool renovations. Received bids from four contractors ranging from \$150,000 to \$200,000. Brian made a recommendation to use the contractor with the \$160,000 bid. Brian stated that he will finance the cost of the repair for a year. Brian will go back and ask the contractor if this is his lowest bid. He recommended that work begin between November to February, will take approximately eight to ten weeks. There is a one-year warranty on the work. Rob Lyall asked about the life expectancy of the work. Brian said most pools need to be repaired after fifteen years. The current pool is original to the development. Mark and John will meet to come up with a financing plan. John is to investigate the covenants about special assessments.

9. **Property manager report** – John Duke

- a. Pool cabinet put on hold.
- b. Elizabeth fountain repaired.
- c. Founders Park fountains have a leak.
- d. Bryan Claypool is researching permanent shade option for kiddie pool in place of the fabric sail.
- e. Forty-one letters were sent for covenant violations.

10. S. Jeffus adjourned the meeting at 7:09 p.m.