

# Har-Ber Meadows Board of Directors

## Meeting Minutes

October 23, 2023

### **1. Call to Order**

### **2. Roll Call:**

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

### **3. Resident comments/concerns:**

- a. Bobbie Kelly – asked about progress on trees around stop signs.
- b. Betty Bowen – Asked if Springdale street cleaner still operates in HBM to sweep streets during the fall. Discussion as to why it isn't possibly because of parked vehicles. Discussion of possibility of no parking signs.
- c. Mary Michaels- street lights needing repair and cleaning. John Duke stated contractor replaces burned out streetlights once a month. John is to get a price on cleaning or replacement of globes.
- d. Curtis Leister gave a presentation to the Board about the purchase and placement of Har-Ber Meadows mementos display case. The cost of Hobby Lobby is \$453.00. Put on hold until January 2024.
- e. Shelly Busey asked about clarification of street parking in front of residences of truck and trailer with construction equipment. The city of Springdale code is no more than three days.
- f. McIntire's asked about adjacent lot yard maintenance and Founders Park sidewalk brick repairs.

### **4. Communication committee- Matt Baker**

Dr. Stark created QR code for residents' communications.

**5. Lake Committee** – Curtis Leister

The fishing tournament held on October 7 only had ten attendees. Trophies given for largest catch. One male and one female winner. The low attendance is possibly due to change of age brackets. Looking for volunteers to help with future events.

**6. Landscape committee** – Matt Baker

Matt will give a demonstration to residents about how to correctly trim street trees. The presentation will be taped and put on Facebook page for future reference. Discussion about tree trimming on right of ways. John Duke is gathering information for resident letters.

Discussion about lawn fertilization applications throughout the neighborhood and runoff into lakes.

**7. Secretaries report** – Cathy Caudle

September meetings approved and John Duke is to post to website.

**8. Financial report** – Mark Towery

The month of September and YTD September, total ordinary income was \$31,012.81 and \$285,677.56, respectively.

The month of September and YTD September, total expenses were \$28,328.65 and \$287,301.05, respectively.

The month of September and YTD September, total net income was \$2,770.80 and \$527.20, respectively.

YTD September Actual net income of \$527.20 is below the budget of \$18,862.76

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

Cash/CDs - \$299,909.79 and 300,087.98, two CDs – one at \$35,000 and a new one at \$151,869.86

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

Mark proposed a budget planning session for the 2024 budget. He will notify us about possible dates.

Discussion regarding new townhomes POA dues. Currently, only billed for three parcels of land. Individual unit dues will begin starting January 2024.

Mike Thompson asked about the cost of pool maintenance contract, it is currently under budget.

Kevin Maestri made a motion to approve the October financials. Mike Thompson seconded.

**9. ARC – Scott Jeffus**

Variance requested for mesh fencing to exist sing fence to keep pet enclosed. Committee requested change to from circle to octagon shape. Mike Thompson made a motion to allow for mesh fence variance. Kevin Maestri seconded the motion.

**10. Property Management report – John Duke**

Working on letter to all residents and property owners about tree trimming. Trees are to be trimmed within two weeks upon receipt of letter or resident will be billed for cost of trimming. Waiting for board approval. Discussion of street trees planting and replacements according to builders' guidelines.

Three resident properties mowed by POA. Cost billed to homeowner.

Plexiglass repair on streetlights.

Pool resurfaces and repair costs \$158,000. Work to be completed by Brian Claypool. Discussion of possible financing of project. The finance committee will discuss this during the annual budget meeting.

Meeting adjourned by Scot Jeffus at 7:26 p.m.

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