

Har-Ber Meadows POA Board of Directors

MEETING MINUTES

August 26, 2024

Call to Order

Roll Call

1. Deb Goff
2. Mike Thompson- acting president
3. David Wilson
4. Board Vacancy
5. Mark Towery – Treasurer
6. Cathy Caudle – Secretary
7. Abby Horsager – President
8. John Duke – POA Manager

Public Comments

Wes Barris – Trees in the Riparian Zone are dying because of weed trimming. Average loss of 20 trees per month. Requested that we do less trimming around the trees.

Toree Williams - August Fishing derby hosted 62 residents. Lake survey coming in Sept/Oct. Fly fishing opportunity coming.

Bobbye Kelly – concerns about Founders Park neglect, dead tree limbs, barren areas and overgrowth near the koi pond. The circular bench needs to be removed. Hedges on ASN building need to be trimmed.

Jeannie – asked if motions that are made to change the “footprint of HBM” be communicated to all residents.

Linda Miller – benches in Founders Park need replacement. Two years ago a motion was made to replace benches, still needing to be replaced. Asked for the board to move forward with bench replacement.

Chris Kozak – asked about fountain repairs on Elizabeth Pond. Fish are dying.

Mike Thompson made a motion to replace or repair benches in Founders Park. David Wilson seconded the motion

Curtis Leister informed the Board and visitors about a meeting September 2, 2024 for Food Loops composting presentation.

Secretary’s report – Cathy Caudle

July’s minutes approved and posted.

Treasurer’s Report – Mark Towery

Financials for July 2024

The month of July and YTD July, total ordinary income was \$34,365.54 and \$240,207.88.

The month of July and YTD July, total expenses were \$30,097.28 and \$203,187.72.

The month of July and YTD July, total net income was \$6,897.82 and \$45,040.53.

YTD July Actual net income of \$45,040.53 is above the budget of \$21,709.89.

July 2024 and July 2023 balance sheet totals are as follows (respectively):

Cash/CDs - \$239,048.00 and \$374,929.43, two CDs – one at \$37,322.59 and another at \$159,768.90, \$15,527.70 in a money market account, and \$26,428.81 in regular checking

YTD Investment income was \$7,920.37

Annual membership dues – 665 (643 prior year + 22 added in 2024) units x \$600/unit = \$399,000; 8 more units added for 2024 will bring \$4,800 in additional dues at \$600/unit and 3 units will be added in 2025

Mike Thompson made motion to approve July financials. Deb Geoff seconded motion.

Welcoming Committee – no report

Communications Committee – Toree Williams and Rob Stark

Need a new television in the pool room for projecting board, committees' and residents' use.

Abigail Horsager made a motion to approve spending up to \$1400 for the purchase and mounting of new television. Mark Towery seconded the motion.

Discussed ways of paying yearly dues using cash apps instead of current procedure.

Matt Baker asked about Resident Directory. Dr. Stark said it is already available. Dr. Stark discussed resident data base using street addresses.

ARC Committee- Wes Barris

Approval for replacement of resident of Pergola.

Landscape Committee- Matt Baker

Tree trimming letters to residents ready to go out by fall. Irrigation in Founders Park has been repaired and will be turned back on soon. Bare spots in Founders Park need to be reseeded. Sidewalk repairs need to be reported to the City of Springdale. Contact information will be posted on HBM website.

Pool

Mike Thompson asked about grout repair of the pool. John Duke said it is to be repaired in mid-September. Pool will close September 8.

President's Report – Abby Horsager

Abby presented the two new resolutions for HBM Meadows and Riparian Zone to the City of Springdale for redesignation so as not to be in mowing violations.

Mark Towery made a motion to approve Resolution I - The Meadow. Deb Goff seconded. Passed 5-1.

Deb Goff made a motion to approve Resolution II - The Riparian Zone. Mark Towery seconded. Passed 5-1.

New Business

Deb Goff volunteered to be the second board member on the ARC. Approved unanimously.

Vacancy on the board. Abby asked for volunteers.

Property Manager Report – John Duke

Pool Shades have been replaced.

Street tree letter has been approved and ready to send to residents.

Aeration on Elizabeth Lake

Cabinets under the community room sink for storage.

Mailboxes need to be repaired or replaced soon.

Repaired planks on foot bridge.

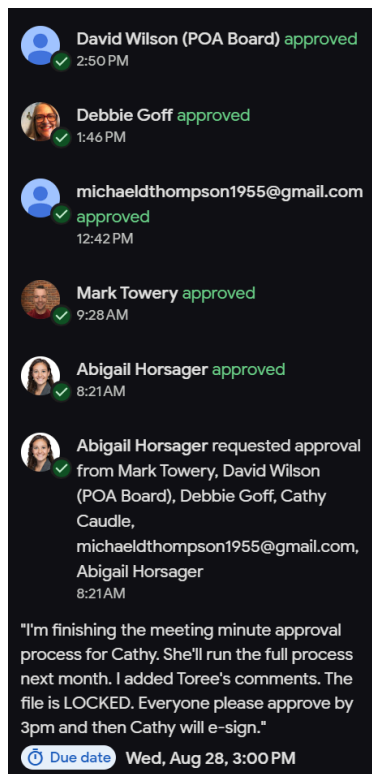
Power in Crumpacker Park restored

Sent out 48 Covenant violations.

Pool is set to close September 8, 2024.

Curtis introduced Nic Reed from Sod Store.

Meeting adjourned at 7:27p.m.



Cathy Caudle

Cathy Caudle

Secretary

Audit trail

Details

FILE NAME 2024.08.26 HBM POA Secretary Minutes - APPROVED - 8/28/24, 4:23 PM

STATUS ● Signed

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president@harbermeadows.org **sent** a signature request to:
• Cathy Caudle (caudlecathy@gmail.com)

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21:26:09 UTC



SIGNED

Signed by Cathy Caudle (caudlecathy@gmail.com)

2024/08/28
22:21:02 UTC



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This document has been signed by all signers and is **complete**

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