

Har-Ber Meadows Board of Directors

Nov 25, 2024

1. Call to Order (6:07pm) - Mike Thompson

In attendance:

Mark Towery
Mike Thompson
Deborah Goff
Kyle Sandfig

Absent:

Cathay Caudle
Abigail Horsager
John Duke - POA Manager
David Wilson

2. Welcome - *to residents in person, on live stream, and our volunteer board + committee members*

3. Resident's Comments - None at this time

4. Committee Updates

- a. Secretary's Report - Cathy Caudle - previously approved
- b. Treasurer's Report - Mark Towery - October financials are not ready yet. Mark showed the year-to-date and the budget draft for 2025
5% increase in dues = \$630 per unit; Contract services;
Plan to increase the cash reserve - we need a better cushion - a year's worth of dues as a goal, and perhaps more. The Discretionary category includes the extra events - *Christmas lights, 4th of July, Father's Day, Easter, etc.*
Matt Baker asked if the phone in the pool house was included. Mark indicated that it was. What about sod for Founders' Park? This would be decided as we get farther into the year.
Kyle Sandfig - ask for clarification on the Riparian Project
Mike Thompson proposed approving the proposed 2025 budget. Deborah Goff seconded. Unanimous pass
- c. Welcoming Committee - Elizabeth Lange - Meeting people and taking bags to new residents - \$500 yearly budget for the committee
Mike Thompson proposed approving the Welcoming Committee budget. Kyle Sandfig seconded. Unanimous pass.
- d. Communication Committee - Wes Barris - Stripe Service has been chosen for online payments. Improvements have been made to the website. ARC application has been improved to make the process easier.
- e. Events Committee - Lindsay Hammons
- f. ARC Committee - Wes Barris - One resident wants to place his fence on the property line - must be flagged by the resident before ARC approval. One application (5749 Francis Fair Parkway) wants to use rocks that are variegated in color. Board must authorize a variance.
Deborah Goff moved to approve, Mark Towery, seconded. Unanimous pass.
- g. Lake Committee - Zac Williams - no report

- h. Landscape and Facilities Committee - Matt Baker - Wes Barris and Ronnie Smith have put up the signs for the different projects (Riparian, Meadow) and “No Dumping” signs. Residents are not responding to trimming their street trees. Solutions: Knock on doors, drive around and send letters, etc. Mike Thompson: Table the discussion - in the spring and decide on how to address the problem.

5. New Business

John Duke will be sending out the letter soon about the increase of dues. Suggestions to add trimming trees, positives for the year; encouraging residents to go to the website and check out the changes, and also update/check your preferences.

- a. Web Maintenance Contract - Already approved
- b. Property Manager Contract - Start on 1-1-25. Raise cost to \$3500 per month
 - i. John does a lot, and gets the job done.
 - ii. He’s been serving HBM for 10 years.
 - iii. John takes a personal, vested interest
 - iv. Wanted to be removed from ARC committee.
 - 1. Mike Thompson will take John’s place on ARC
 - 2. We need to have someone to shadow John in anticipation of him not wanting to continue to do this job in perpetuity.
 - 3. Put out feelers as to who in the neighborhood might be willing to take John’s place.

Mike Thompson moved to accept John’s contract as presented. Deborah Goff seconded. Unanimous pass.

Mike Thompson moved to accept the 2025 budget as amended (John Duke contract). Kyle Sandfig seconded. Unanimous pass.

- 6. Property Manager Report - John Duke - absent - no property managers report
- 7. Adjournment (7:04pm)