

Har-Ber Meadows Board of Directors
President's Meeting Agenda
January 27, 2025

1. Call to Order (6:00pm) - *if no quorum (50%) we will hold meeting, but can't take official action*
2. Welcome - *to residents in person, on live stream, and our volunteer board + committee members*
3. Board Member Roll Call
 - a. Cathy Caudle ('27 - Secretary) Absent
 - b. Mark Towery ('25 - Treasurer)
 - c. Mike Thompson ('27)
 - d. Deborah Goff ('26)
 - e. David Wilson ('25)
 - f. Kyle Sandvig ('26)
 - g. John Duke - Property Manager
4. Resident's Comments
 - Hope Fredrich - Harlan Avenue - *Since the leaves have fallen there are so many leaves on curbs. Can we limit renters in this neighborhood? Can we work on a covenant? Yards around the park? *Cars are in the alleys and trash cans. The Landlord should be responsible for the lawn care. *How are the trees doing?
 - WES: We've lost 50%; Damaged by mowing.
 - JOHN DUKE: Changing the covenants needs a 66% of all residents/property owners. 10 days notice. People can vote by proxy. Also, we have mowed yards when property owners don't take care of lawns and filed liens on property owners. We can add leaf removal to the lawn care. *Trash cans are much larger, and harder to find places for them
 - Cassandra - Landscaping issues: Voluntary landscaping donations? This might be helpful in order to have a fund for better landscaping. Why do we need to raise dues for better landscaping?
 - Sean and Lillian: Vandalism progress?
 - Mike Bishop: Vandalism progress?
 - Mike T - This will be discussed later in the meeting.
5. Committee Updates
 - a. Secretary's Report – Cathy Caudle (absent this month) Mark Towery motion to approve: David Wilson second. Approved
 - b. Treasurer's Report - Mark Towery: Gave a December and year end report. This

does not include the capital improvements. Not comfortable only having ⅓ of the budget at the end of the year . Balance sheet stability is important. When you are trying to plan for contingencies, you have to have the capital to address any improvements. We are using some of the cash on hand and investing to earn through investments. We are now at about 676 units. All the 33 condos are in the mix now. The income is \$425,880 now. Most of what we pay for is labor based. The increases in our budget were minimized due to John's diligence in getting bids. We have to have a strong balance sheet.

Financials for December 2024

The month of December and YTD December, total ordinary income was \$33,152.50 and \$397,830.

The month of December and YTD December, total expenses were \$28,737.33 and \$375,830.12.

The month of December and YTD December, total net income was \$4,618.24 and \$46,586.96.

YTD December Actual net income of \$46,586.96 is above the budget of \$23,055.42.

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

Cash/CDs - \$137,553.73 and \$261,796.69

December 2024 cash comprises of one CD at \$106,983.78, \$1,018.06 in a money market account, and \$29,551.89 in regular checking

YTD Investment income was \$10,278.15

Annual membership dues – 676 units x \$630/unit = \$425,880

Deborah Goff moved to approve the financial report; David Wilson seconded. Unanimous pass.

- c. Welcoming Committee - Elizabeth Lange 48 new families.
- d. Communications Committee - Toree Williams (absent)
- e. Events Committee – Lindsay Hammons (Easter Event) (absent)
- f. ARC Committee - approved one application for rocks on the easement along the resident's alleyway.
- g. Lake Committee - Zac Williams (absent)
- h. Landscape and Facilities Committee - Matt Baker (absent)

6. New Business

- a. Mike Thompson - Founders Park water leak. John will call the city to see if it's one of their lines. *Vandalism in Founders Park - video was helpful; Det. Sanders was given a list of destroyed property (over \$3000). Parents of the boys may be required to pay restitution. Boys have been charged with criminal mischief and destruction of property in the juvenile courts system. Case is ongoing. WES - what is the next step? Mike reported that he pressed charges as a representative of the neighborhood. Does our insurance help pay for the damages? This remains to be seen.
 - *Pool grout repair - finished.
 - *Teak benches have been repaired.

*Dues letter went out.

*Increased police patrols. Will cost us more money. The board decided to pass on the increased police patrols several years ago. We also would have had to pay for withholdings (SS, insurance, etc). Much too expensive.

*Matt Baker - will be back soon

*Curtis Leister - He will be moving shortly.

*May annual meeting - will start the plans in March.

b. Property Manager's Report - John Duke

*Irrigation repair - (line going south on Founders Park Dr). John will meet with the contractor tomorrow to get an estimate on the repair.

*Sod repair in Founder's Park - Repair soil around the trees includes sod, and overseeding. Price: \$3370 for 4000 square feet. The grass would not be bermuda but would be fescue. Sod and overseeding could be approved subject to the water repair of the line. John will send an email when he gets a bid.

*Wells Circle streetlight is gone - someone ran into it. Will cost \$3500 to replace

*Street light is leaning on Founders Park East. John will get it fixed.

*Recirculating pond shaft - might be able to get it manufactured? It's just one part and hard to find.

*Leak on Floy Court near the fire hydrant. John will investigate

7. Adjournment (6:57pm)