

## Har-Ber Meadows POA Minutes

April 28, 2025

Call to Order

Roll Call

1. Mike Thompson
2. David Wilson
3. Kyle Sandvig
4. Katie Fisher
5. Cathy Caudle - secretary
6. Mark Towery – treasurer
7. John Duke – POA manager
8. Deb Goff- absent

### **Resident Comments**

Joy Baker- concerns about lawn care on Founders Park W.

Lori Crook – Street light out on Allie Francis

Pamela Sandvig- Possibility of resident survey/needs survey

Bobbie Kelley – Lack of proper upkeep and maintenance of several properties. Suggested ARC and Board of Directors be in charge of compliance.

### **Committee reports**

Secretary report – March minutes approved and posted on website

Treasurer report – Mark Towery

### **Financials for March 2025**

The month of March and YTD March, total ordinary income was \$36,313.83 and \$111,533.53.

The month of March and YTD March, total expenses were \$21,419.44 and \$69,728.89.

The month of March and YTD March, total net income was \$14,896.68 and \$43,317.49.

YTD March Actual net income of \$43,317.49 is \$10,570.96 higher vs the budget of \$32,746.53.

March 2025 and March 2024 balance sheet totals are as follows (respectively):

Cash/CDs - \$278,463.63 and \$318,231.01

March 2025 cash comprises of two CDs at \$108,491.76 and \$100,000, \$2,004.43 in a money market account, and \$67,967.44 in regular checking

YTD Investment income was \$1,512.85

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

David Wilson made a motion to approve financial report.

Kyle Sandvig - seconded motion.

**Welcome Committee** - requesting table for resident name tags at the annual picnic.

**Communications Committee** – discussion about purchase of ipad for live streaming POA meetings

**Events Committee** – Easter Egg Hunt went very well. Fathers’ Day campout is being planned.

**Lake Committee**- clean up will wait under after storm season. Fishing Derby will be in the fall.

**Landscape Committee**- proposal for Prairie landscape

HAR-BER MEADOWS PRAIRIE STEWARDSHIP PROPOSAL Illinois River Watershed Partnership (IRWP) will provide stewardship for the year 2025, including a spring cut back of the entire 4-acre prairie and required mechanical removal of invasive species, targeting poison hemlock, Johnson grass, and bush honeysuckle. It is IRWP’s recommendation to continue this annual stewardship to ensure success of the restoration project. The scope of stewardship services for year 1 are to be: 1) Spring brush-hogging/mowing of 4-acre meadow. 2) Required mechanical removal of invasive species in the 4-acre meadow area. The fee for services for the stewardship of Har-Ber Meadows Prairie for a total of 1 year is \$4,800.00 PAYMENT AND INVOICING Payments will be made according to the payment schedule in Table 1 “Payment Milestones” and subject to the terms of the above Landowner Agreement. Invoices will not be submitted until IRWP and Har-Ber Meadows have verified successful completion of tasks involved in each invoice in accordance with the terms of this Contract. IRWP shall notify Har-Ber Meadows upon completion of each milestone described below, and Har-Ber Meadows shall verify completion of such milestone within five (5) business days after such notification. Payment shall be made only after submission of the invoice to Har-Ber Meadows. Any tasks that exceed or are outside the scope of work described in Table 1 will be submitted in writing from IRWP to obtain approval from Har-Ber Meadows before the task is performed. If an increase in the contract cost is associated with such a task, approval of the additional tasks must be documented in a change order signed by both parties. IRWP shall not be responsible for failure to

perform or for delays in the performance of services which arise out of causes beyond control and/or without the fault or negligence of IRWP.

Discussion of Illinois River Watershed Upkeep.

Kyle Sandvig made a motion to approve the bid for \$4800.00

Motion passed 4-2 mowing of meadows project.

### **New Business**

Brian Moore – Riparian project - lack of notification about mowing of riparian project to neighboring properties.

50 ft. easement on both sides of the creek 6 inches high 3 inches around the trees is the current mowing schedule.

Tatum Owenby – why are saplings allowed to grow around the oak trees in the park

Matt Baker - suggested doing nothing about mowing until a survey of residents is conducted about the Riparian project.

James Young – complemented Board for their service. Question about mowing around the trees in the Riparian zone.

Mark Towery made a motion to conduct a survey

David Wilson seconded the motion.

Motion passed.

### **Property Managers report -John Duke**

1. Irrigation Repair • September, 2024 - Repair timing and cost discussion at meeting • October, 2024 – Repair timing and cost discussion at meeting • January, 2025 – Meeting plumber 1/28. • February, 2025 – Plumber has accessed the area under bridge and has determined the leak is somewhere under ground. Waiting for rough estimate due to location. • March, 2025 – Work began the week of 3/17 • April, 2025 - Complete 2. Founder's Park sod repair/installation. Consider for Spring 2025. • October, 2024 • January, 2025 • February, 2025 – on hold for spring and after irrigation repair • March, 2025 – Will engage the Sod store after irrigation repair is complete • April, 2025 – Scheduling installation now that irrigation is repaired 3. Light pole update • Wells Circle light pole replacement has been ordered • Light pole hit on Francis Fair needs globe replacement • March, 2025 – Based on previous replacements, poles will be installed by 5/31 • April, 2025

## New Business

Pool opens Memorial Day weekend. Pool passes will cost \$3.00 for non-residents.

Annual Meeting – May 12 Four Board openings.

Meeting adjourned at 7:32.