

**Har-Ber -Property Owners Board Meeting
8-25-2025**

1. Call to Order (6 pm) Roll Call/ Determine Quorum

Attendees/Absenses

Mike Thompson - Present
Debbie Goff, Secretary - Present
Mark Towery - Present
John Duke - Present
Cathy Caudle - Present
Lorrie Childers Crook- Present
Brian Moore - VP - Present
Katie Fisher - Present

2. Welcome

To residents in person, on live stream, and volunteer board/committee
Members Began at 6:00pm with roll call

Mike Thompson welcomed the residents in person and online.

3. Resident's Comments

Residents wishing to address the board:

Jim Cordes - ARC

Bobbye Kelley - various concerns

Jean Earp - meadow

Patti Logan - geese, swans, fountains, fast traffic on TOLN and Francis Fair

4. Committee Updates

- a. Secretary's Report – Debbie Goff - Approved and sent to Rob Stark for posting
- b. Treasurer's Report - Mark Towery detailed the financials Will be posted to the website.
Lorrie Crook moved to approve financials as presented by Mark Towery; Cathy Caudle
Seconded - Unanimous pass
- c. Welcoming Committee - Elizabeth Lange not in attendance
 - Need names of members on each committee - Mike Thompson
 - Wes Barris website updated recently to include names of committee members
 - ARC committee - Is there one name to contact? Jim Cordes: Sign the email denying the request so that there is a person to contact.
- d. Communications Committee - Toree Williams - not in attendance
- e. Events Committee – Lindsay Hammons - Lindsey will be resigning as chair.
- f. ARC Committee - Wes Barris - several applications have been submitted - roof, fences, new porch - most approved
 - Can we amend the Builder's Guide? Mike and Bobbye discussed. Bobbye had a proposal for the ARC. Will discuss among committee
- g. Lake Committee - Zac Williams -Bobbye Kelley - What is the contractor paid to do? Why should we have to clean the lakes if that is part of the contractor's job?
Moss in the lakes? John Duke - It has been sprayed.
- h. Landscape and Facilities Committee -

Matt Baker - Committee drove the neighborhood to identify the trees that need to be replaced, and where we need to plant new trees. The number: 110 trees for all the different tree needs. This is not a recommendation that we make a plan and decide what kind of trees we want and how we should move toward implementing a plan for trees. Met with Jonathan Schmidts (Works for Brian Moore - landscape architect) - He will go around and give recommendations as to what this plan for trees should look like. We don't suggest doing this all at once, but to make a long range plan.

Brian Moore - He would like to see a master plan with wants, desires, needs identified by residents and what is needed to keep the neighborhood looking good - street lights, maintenance plan, trees, etc. We need to get an 8-10 year plan together. Jonathan will work on recommendations for the trees, Brian is going to work on a street light plan. This is not a quick process, but a plan will make it possible to whittle away at the needs of the neighborhood.

Mike Thompson - would like each of the board members to submit three to five projects they would like to see accomplished in 5-10 years. This would be a start in targeting what we need to include in a Master Plan.

Matt Baker - In areas where there is room, put the trees inside the sidewalk, rather than between the sidewalk and the street - the commercial properties are doing this already. The transition will not be swift. Question from resident: when replacing trees, should they be planted inside the sidewalk rather than between the sidewalk and the street? Matt recommended that if there is room, residents can do this.

Bobbie Kelley- What is the plan for the oak saplings in the park? What do we do with the saplings?

Matt - the stronger ones keep growing, and the weaker ones will die off. When we have some strong saplings that can be transplanted, they will be planted.

Bobbie - What about the violets - should we mow them right now?

Matt - we will be mowing them after we get some rain.

5. New Business

a. Water fountain/Lake Pumps - John Duke - Main Entry fountain takes a long time to get fixed. One of the motors must be repaired before it can be reinstalled.

b. Pool Committee/management - Mike Thompson - We need a pool committee with at least one board member on the committee. Katie Fisher and Lorrie Crook will be on the committee.

c. Geese control/street sweeper - Goose control - John will report later in the meeting.

The city street sweeper came through. Brian called the street department and that's how we got it done. Free!!

d. ARC Noncompliance Letter - Mike Thompson gave the board members a proposed non-compliance letter to be sent to residents who are not adhering to the requirement that all exterior changes be approved by the ARC. We can attach a lien up to \$500 to the property if the person has not gotten approval for changes that have been, or are being, made.

Wes - ARC has been notified of residents who are making changes without ARC approval. In 2019, the board approved the fine of \$500; what we have been missing is a standard procedure to handle this issue. The committee proposed an outline and sequence of steps that come before the letter as follows:

1. Property is identified might be in non-compliance

2. ARC chair looks at existing applications to see if the property owner submitted one.
3. ARC contacts property manager about the non-compliance
4. Property manager sends out a letter such as the one proposed
5. If the application is approved, there should not be a fine
6. If there has not been an application approved, a fine could be levied.

This will be a one time lien on the property to be paid by the resident.

Resident question: What if you have already done improvements? Spent a lot of money?

Mike Thompson: you might need to modify what you have done.

Mark Towery - does everyone need to come to the ARC to replace a roof? No, ARC posted a notice that any roof being replaced due to the hail storm could go ahead without an ARC application provided there are no substantive changes in regard to color or type of shingle.

Mike: Made a motion to approve the letter Debbie Goff seconded - passed with one opposed.

e. Lake cleanup

f. List of committee members - already addressed

g. Meadows Project - Mike Thompson - we talked about cutting back 50 more feet so the meadow would be 100 feet from the property lines of people who live near the meadow.

Jean Earp - people she had talked to people who are near the meadow want it smaller. Could we revisit if the 100 feet is not enough?

Resident question: What is the purpose of the meadow?

Matt Baker - saves \$10,000 in mowing. Ecological reasons - prevent runoff of pesticides into the creek that runs near the meadow which protects our water indirectly.

Brian Moore: Move to mow back to 100 feet of the property lines Lorrie Crook seconded. Passed unanimously.

6. Property Manager's Report - John Duke

Nothing new on the light pole - takes 3-4 months to get a light pole they have to be specially ordered..

Residents requested more fountains, and replacement of the one that was struck by lightning.

Two in the kidney shaped pond have been replaced

Another fountain Near the pump on Carol Lake needs to be replaced or repaired

\$1600 dollars each for new fountains. We need aeration in the kidney shaped pond by the pool. The new fountains don't spray as high, but don't have trouble with algae clogging the pump.

Mike Thompson made a motion to purchase 3 pumps. Mark Towery seconded. The motion passed unanimously. John will be ordering and they will be installed soon.

Recirculation pump - working on the motor.

Ordered a new swing for founders Park. It should be there soon. Has to be assembled.

Started foreclosure 6466 Firefly Catch - paperwork is done. See previous minutes about this property.

Resident question: Dues due? January 15 but residents can make two payments: one in January and one in June.

Audit; They have the information they need.

John - Hail damaged chairs: one chair has had webbing replaced and is by the pool. We can have any color put on the chairs. About 30 chairs could be recovered and we can keep the frames. \$265 a chair, (30 chairs) so savings on a new chair and we did get insurance to cover the chairs.

Goose control - John - A company comes out to the property and uses border collies to run the geese off. This changes the pattern of the geese. \$750 per month to try this for goose control. 5-7 days per week for the weeks the dogs are in the neighborhood. \$250 per week.

Mark motion to pay for a quarterly contract for \$250/week, (3 month contract). Cathy Caudle second - passed unanimously.

Arkansas Support Network - John met with them and asked that they address landscaping issues, so these are going to be addressed.

Street edging needs to be done by the landscaping company.

Bobbye asked about the city finishing a project on Floy Court. John will address that with the city.

7. Adjournment (7:13 pm)

Respectfully submitted,

Debbie Goff, secretary