

**Har-Ber Meadows-Property Owners Board Meeting
9-22-2025**

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

Attendees/Absenses

Mike Thompson - Absent

Debbie Goff, Secretary - Present

Mark Towery - Present

John Duke - Present

Cathy Caudle - Present

Lorrie Childers Crook- Present

Brian Moore - Absent

Katie Fisher - Present

John Duke - Property Manager - Present

There was a Quorum present, so business could be done.

2. Welcome – to residents in person, on live stream, and volunteer board/committee

Members

Number of Residents in attendance: 8

Among attendees: Bobbye Kelley, Jeannie Harlan, Kathy Snipan, Kathy Naylor. Others came in later in the meeting.

3. Resident's Comments

4. Committee Updates

a. Secretary's Report – Debbie Goff The minutes have not been posted. John Duke will check with Rob Stark to get them posted.

b. Treasurer's Report - Mark Towery

Financials for August 2025

The month of August and YTD August, total ordinary income was \$36,216.13 and \$296,682.80.

The month of August and YTD August, total expenses were \$29,452.06 and \$261,963.90.

The month of August and YTD August, total net income/(loss) was \$6,798.46 and \$40,079.44.

YTD August Actual net income of \$40,079.44 is \$15,539.89 lower vs the budget of \$55,619.33.

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

Cash/CDs - \$279,305.22 and \$228,541.89

August 2025 cash comprises of two CDs at \$111,114.54 and \$101,139.29, \$32,092.55 in a money market account, and \$34,958.84 in regular checking

YTD Investment income was \$5,360.54

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

Motion by Debbie Goff to approve the Financials as presented; Katie Fisher seconded. Unanimous pass.

c. Welcoming Committee - Elizabeth Lange

Three new families

d. Communications Committee - Toree Williams (absent)

e. Events Committee – A handful of people get together to plan events. Lindsay Hammonds and Michelle Hammarstrom were working on this committee . Toree will put an announcement on FB that we need a group of folks to help with events.

Michelle Hammarstrom: Santa Claus - two weeks before Christmas. Will try to market the event more. Does the neighborhood want to do something early for Halloween?

f. ARC Committee - Wes Barris - approved 3 new roofs, one all season porch (sunroom), a new street tree on TOLN. Application for a 6 foot fence to shield a boat was denied, as the boat would not be completely shielded from view. We suggested a re-submission of the fence with a completely enclosed fence. One application for painting a front door was approved, and an application for painting a garage door black was denied. Covenants state that there needs to be consistency throughout the neighborhood. Black would not be a color that would be consistent.

Making changes to the builders' guide - what would be the procedure?

Bobbye Kelley: The ARC has to recommend changes to the builders' guide and the board has to approve. Builders' guide is old and definitions need to be updated and guide needs to be made more clear.

The committee has come up with a procedure to address violations of the covenants. We have a list of steps. We have gone over this with John Duke. Could we vote on the procedures tonight? Yes.

Wes projected the proposed procedure for non-compliance. (The letter will be added to the end of the minutes.) Bobbye Kelley: Should the fine be different for different violations? Mark Towery: We need to include a list of what qualifies as external alteration so it is explicit.

Resident question: Does this include what is in the back yard? Yes if it is a major addition and can be seen. Resident question: What about trees? Submit a request for major changes made to the exterior of the house, back or front. Resident question: can we submit a request to ARC without a contractor? Yes.

The procedure outlined by the ARC will help residents know what they need to do to be in compliance, and there will be a clear set of steps the ARC will take in the event of non-compliance.

We will add an addendum to the procedure: Article 6 of the Covenants. The welcome committee will work on adding this section of the covenants to their welcome packet.

Motion by Katie Fisher to approve the procedure guide with the addendum of Article 6 of the Covenants; Lorrie Crook seconded. Unanimous pass.

g. Lake Committee - Zac Williams (not present) Matt Baker reported that the fishing tournament was sparsely attended. Maybe it needed to be included on the FB page. Many may not have known the tournament was happening.

The company we have contracted with for goose control was out with the dog who is working the neighborhood to get rid of the geese, or greatly reduce the number of geese who have taken up permanent residence. Several residents have noticed a decrease in the number of geese. Resident Concern: non-residents might be fishing.

h. Pool Manager Report - Jill (not in attendance)

i. Landscape and Facilities Committee - Matt Baker - Wes had talked to Mike about new signs for the disc golf course. Will cost \$275 total for nine signs. These are from a company in Rogers. Some of the signs have been destroyed or beaten up and bent. Wes designed and will have the signs made.

Motion by Cathy Caudle to approve signs for disc golf for \$275. Katie Fisher seconded. Unanimous pass

50 foot strip was cut out of the meadow. There is no specific plan for what to do with this 50 foot strip. Brush hog so far, extra cost for mowing will be \$500 a week, \$2000 a month for 4 months of mowing. Resident question: Will we brush hog again before mowing? John thought mowing would be next.

Have not heard back from Brian Moore's landscape architect as yet for a plan for replacing trees. Will report back. Matt will reach out to Brian.

j. Pool Committee (Lorrie/Katie) - Checking prices on chair repair, and buying ready made. Lorrie called Rogers Aquatic Center - they have Polywood chairs and this company has a substantial warranty. The chairs can withstand the weather. This would be a good use of the funds we received from insurance after hail damage. We need to decide what we want, get a combination of types of chairs. Can get the chairs in Tontitown at Jack Willis. It would be good to get the chairs locally.

We could sell some of the chairs we bought as replacements since they are not the quality we need for a neighborhood pool. Mark Towery: Do the Har-Ber Ducks have Insurance in the event of an accident while they are practicing? Katie Fisher will check, but she is sure they do have insurance

5. New Business

a. Meadows Project Discussion - no new discussion

b. Street Sweeper Return after leaves fall - We need to reach out to the city and the sweeper will come out and sweep anywhere there is not a car. First week of December.

c. Mowing Covenant Creek bed The creekbed has been mowed down, and regular attention will help keep it down.

d. Shaft for lake motor - the fountain is working. The three fountains that have been ordered will be in next week.

6. Property Manager's Report - John Duke

Recirculation pump - there is a ratchet inside the motor that has to be located. The motor is old. Asked for pricing for a new motor if needed. Could be \$5000-\$10,000 for the motor.

New swing in Founder's Park might need to be anchored somehow. Children were seen on the swing and it looked like it might tip over.

Firefly Catch house will be foreclosed upon soon.

Audit is going fine, CPA will finish soon.

Christmas Lights \$5000 a year. If we pay by the end of October \$3855.60 so we will save money.

Debbie Goff made a motion to approve the October payment. Cathy Caudle seconded. Unanimous pass.

Will reach out again to Arkansas Support Center about trimming trees, hedges, trimming along sidewalks, screening junk. We can ask for these things to be done within 10 days and then we can either take care of it ourselves or send a letter via an attorney requesting it be done or face fines.

Update on the lights that need to be fixed. Some were repaired last week. Some were missed and will be put on the schedule.

7. Adjournment (7:07pm)

ARC Steps for dealing with non-compliance:

(After Meeting Note: ARC will approve a modified version of the non-compliance procedure to include Article 6 of the covenants and clear language to be posted on the website and the FB page.)

(After Meeting Note: ARC will approve a modified version of the non-compliance procedure to include Article 6 of the covenants and clear language to be posted on the website and the FB page.)

****After meeting note: This ARC Non-Compliance procedure will be modified and include Article 6 of the covenants before being posted to the website and the FB page.**

Procedure For Handling ARC Application Non-Compliance

Occasionally, ARC members are notified of exterior alterations which may or may not have received ARC approval. This document establishes a procedure for handling these notifications in a consistent manner.

1. Identify property in ARC non-compliance

- a. This would be a property where an external alteration has been or is being made where it is suspected that no approval has been obtained for that external alteration.

2. Verify non-compliance by searching historical ARC applications

- a. The ARC Chair will search historical ARC applications to verify whether or not an ARC application has been submitted and approved for that alteration.

3. ARC Chair contacts the Property Manager

- a. If non-compliance is verified, the property address and nature of alteration is communicated to the property manager.

4. The Property Manager sends a non-compliance letter to the property owner

- a. A letter with wording similar to the following announcement will be sent to the violator:
 - i. <https://harbermeadows.org/new-fines-for-arc-violators/>
- b. An ARC application for the non-compliant exterior change will be due 30 days from the date of the non-compliance letter being sent by the property manager.

5. If the resulting ARC application is approved:

- a. No further action is required.

6. If the resulting ARC application is NOT approved:

- a. The violation is communicated to the board by the ARC Chair.
- b. The board will determine if a \$500 fine is warranted and follow through with any necessary steps.

Respectfully submitted,

Debbie Goff, Secretary