

Har-Ber Meadows-Property Owners Board Meeting 10-27-2025

Attendees/Absenses

Mike Thompson - President - Absent
 Debbie Goff - Secretary - Present
 Mark Towery - Attending by phone
 Cathy Caudle - Absent
 Lorrie Childers Crook - Present
 Brian Moore - Absent
 Katie Fisher - Present
 John Duke - Property Manager

1. Call to Order (6 pm) Roll Call/ Determine Quorum
2. Welcome – to residents in person, on live stream, and volunteer board/committee members
3. Resident's Comments
 Resident looking for restrictions for putting up a fence and planting a tree. Emailed John Duke. John has had computer issues. Resident will receive a step by step process from John for submitting an ARC application for the fence and tree.
4. Committee Updates
 - a. Secretary's Report – Debbie Goff
 August minutes have been posted. Goff emailed Rob Stark again about posting September minutes.
 - b. Treasurer's Report - Mark Towery

Financials for September 2025

The month of September and YTD September, total ordinary income was \$43,702.05 and \$340,384.85.

The month of September and YTD September, total expenses were \$38,568.74 and \$300,532.64.

The month of September and YTD September, total net income/(loss) was \$6,322.45 and \$46,401.89.

YTD September Actual net income of \$46,401.89 is \$5,691.05 lower vs the budget of \$52,092.94.

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

Cash/CDs - \$243,096.67 and \$185,905.26

September 2025 cash comprises of two CDs at \$111,114.54 and \$102,291.56, \$2,129.42 in a money market account, \$7,590.87 in insurance proceeds, and \$19,970.28 in regular checking

YTD Investment income was \$6,549.68

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

Goff made a motion to accept the financial report as presented. Fisher seconded. Unanimous pass.

Mike Thompson needs to be included as one of the signatories on the CDs.

A motion was made to include Mike Thompson as one of the signatories on the CDs. Seconded by Goff. Unanimous pass

- c. Welcoming Committee - not in attendance
- d. Communications Committee - Toree Williams not in attendance
- e. Events Committee – not in attendance
- f. ARC Committee - Wes Barris

The committee approved;

Six roofs, replacing windows on 2 homes, second story balcony, repositioning of gate and fence, landscaping approved use of rocks. Two applications for painting a house white was denied. A new fence was approved (ARC application put in after the fact), resurfacing of driveway, siding replacement and painting, replacing steps, new patio, replacing handrail.

The ARC committee presented a list of five amendments to update the Builder's Guide. Need board approval for these amendments:

1. 2.2.7c: Suggested changing the wording to say "10 ft. back from the adjacent wall".
2. 2.3.5B: Painting of bricks not allowed.
3. 2.3.6: Entrances and porches. Added brick to the materials for porches
4. 2.4.5: Rock can be used rather than mulch if earth tones are employed
5. 3.0 Village homes - expand the definition of these homes to include other Village Homes. Add a statement to clarify which homes are Village homes.

Clarification on the Village homes was discussed. There are some homes that would qualify as Village homes, but they were not designated as such. The zero lot lines would make a house a Village home. The lot width would be considered when approving or denying an ARC application.

Goff made a motion that the five amendments to the Builder's guide be adopted. Crook seconded. Unanimous pass

These amendments will have to be a separate document to the current Builder's Guide - Wes Barris will convert Builder's Guide to a Word document and will eventually repost it to the web

We will need to file the amendments for public record - John can do this online.

- g. Lake Committee - Zac Williams not in attendance
- h. Pool Manager Report - see pool committee report below
- i. Landscape and Facilities Committee - Matt Baker

Working on the master plan for the trees and green spaces. Brian put us in touch with Jonathan Schmidts (sp) who has given us a very broad plan with no specifics. A lot of what is in the Builder's Guide corresponds to what he recommends.

Sections of prioritization need to be identified. Back and forth communication has occurred, but still some points need to be clarified.

His report is 13 pages plus pictures. The landscape committee will be able to share some things electronically before the next board meeting. We need to consider watering needs, Need to consult an arborist to weigh in on what we should remove or replace. Landscape committee will need to send specifics to the board and that might not conform to the Builder's Guide in every aspect.

Need to push for planting trees inside the sidewalk rather than between the sidewalk and the street. The 2" caliper currently required for new trees may need to be adjusted so that younger trees that do not require as much maintenance can be planted.

- j. Pool Committee (Crook/Fisher) Will work on the chairs and will focus on that and other pool needs in February.

5. New Business

- a. Request funds for residents Christmas Party at the pool house
John will be able to allocate up to \$1000 for the Christmas party
- b. Street Sweeper came through Har-Ber 23 Oct and 27 Oct.
- c.
- d. Shaft for lake motors - see Management report
- e.

6. Property Manager's Report - John Duke

Management Report

1. 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 – No new update

June, 2025 – No new update

July, 2025 – Spoke with manufacturer. No timeline given but they are working on our order

August, 2025 – No new update

September, 2025 – No new update

October, 2025 - Pole and globes are in production

2. Fountain Update

Entry fountain has power but motor is not running. Waiting on Fountain company to bring a lift to remove motor and deliver to motor company for evaluation. Waiting to see what we need to do to fix the motor.

- 1) Switched service providers. New company has been out and will be reevaluating the panel when their electrical tech returns from vacation.*
- 2) Discovered ants in the electrical panel. Damage was repaired. New motor was installed and fountain running as of 8/22.*
- 3) A few minor issues have been repaired since motor was installed that should be good going forward.*

The remaining fountain behind the pool house is also in disrepair. At one time, there were two 1hp fountains. Request to add fountain on north end of Carol Lake.

- 1) On hold*
- 2) Residents have requested to install a 1/2hp motor fountain in north Carol Lake identical to the one recently installed on Elizabeth Lake. Cost would be \$1,600.*
- 3) Board approved purchase of 3 fountains that will be installed once received.*
- 4) All 3 fountains have been installed.*

3. Recirculation Pump

Motor has been repaired. Electrician will install the week of 8/4.

August - After installation, the motor began to run too hot after a few minutes. It was returned to the motor shop on 8/18. Waiting on an update from motor company.

September - The motor ratchet is in disrepair. The motor company is attempting to locate a replacement with limited motor information.

October, 2025 – Electrician has reexamined the pump casing to locate more identifying information for the pump HP.

4. 6456 Firefly Catch Discussion

August, 2025 – Donnie has drafted the foreclosure complaint. I'm compiling information needed for the complaint.

September, 2025 – Supplementary Lien and Foreclosure Complaint should be filed the week of 9/22.

October, 2025 – Foreclosure Complaint has been filed. Landscape maintenance should be done for the year.

5. Audit

August, 2025 - The portal for document accumulation was made live on 8/13.

September, 2025 – Audit is progressing. Still providing information.

October, 2025 – Audit is complete. Waiting for report.

6. Old Pool Chairs

August, 2025 - I had one of the old pool chairs repaired with a different fabric considering the frames are commercial grade and still in good shape. Many color options are available. The cost would be \$275 per chair if the Board chose to do so.

September, 2025 – Pool Committee is working on a plan.

October, 2025 – Old chairs will be dealt with in the coming weeks while putting away recently purchased chairs for the winter.

There are lights on the pool house provided by our pool person.

7. Goose Control

August, 2025 – Flock Fighters Goose Control, LLC information has been sent out in advance of the meeting. \$250 per month for a minimum of 3 months introductory pricing. Flyer attached.

September, 2025 – Board approved service for one quarter. The first patrol began on 9/15.

October, 2025 – New service appears to be working well.

8. Christmas Lights

September, 2025 - Payment before 10/1 will result in a discount of \$1,1184 for a total amount due of \$3,855.60.

October, 2025 – Clean Pro, pool company, is placing lights on the pool house at no charge as a thank you for our business.

Christmas lights going up next week.

9. ASN Property

August, 2025 – Toured all 3 ASN buildings with new facilities manager. Discussed multiple landscape maintenance issues, screening etc.

September, 2025 – After inspection, a follow-up call will be made to discuss timeline.

October, 2025 – Elaine has not responded. I have reached out one more time, If I do not hear from her, I will make contact with the director.

10. Miscellaneous

Mowed the meadow multiple times
Mow, edge, trim 6456 Firefly Catch
Faulty part on new Ross lake fountain replaced
Cleaned gutters at pool house
Removed damaged limbs on Norman
New swans on lake

Resident: The meadow - Ireland residents do not want the Meadow and feel it is ugly and detracts from the beauty of the neighborhood. Letters have been sent to the board. This resident has canvassed several people who live on Ireland and no one wants the meadow.

A spirited discussion ensued. The board decided to table the matter until the next meeting.

7. Adjournment (6:58pm)