

HAR-BER Meadows Board of Directors

President's Meeting Agenda

April 27, 2026

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

Board Members:

Mike Thompson - President - present
Brian Moore - Vice President - present
Mark Towery - Financial Secretary - present
Debbie Goff - Secretary - present
Cathy Caudle - present
Lorrie Childers Crook - present
Katie Fisher - present

Property manager:

John Duke - present
Quorum established

2. Welcome – to residents in person, on live stream, and volunteer board/committee members
3. Resident's Comments
Trees need to be elevated to accommodate walkers
4. Committee Updates
 - a. Secretary's Report – Debbie Goff
 - b. Treasurer's Report - Mark Towery

Financials for March 2026

For the month of March and YTD March, total ordinary income was \$39,537 and \$116,622.15.

For the month of March and YTD March, total expenses were \$33,457.39 and \$83,710.09.

For the month of March and YTD March, total net income/(loss) was \$6,082.15 and \$35,396.20.

YTD Actual net income of \$35,396.20 is \$25,496.87 greater than the budgeted YTD net income of \$9,899.33

March 2026 and March 2025 balance sheet totals are as follows (respectively):

Cash/CDs - \$331,328.27 and \$278,463.63

March 2026 cash comprises of two CDs at \$113,479.57 and \$28,148.04, \$2,147.31 in a money market account, \$7,590.87 in insurance proceeds, and \$179,962.48 in regular checking

YTD Investment income was \$1,672.33

Annual membership dues – 676 units x \$660/unit = \$446,160

Brian Moore moved to approve financials. Motion seconded by Cathy Caudle. Motion passed.

- c. Welcoming Committee - Dana Boyd (Resigned)
More information will be forthcoming on the Welcoming Committee after the annual meeting
- d. Communications Committee - Toree Williams (resigned per Matt Baker)
- e. Events Committee – Michelle Hammerstrom
No events planned until the Father’s Day Campout.
- f. ARC Committee - Wes Barris
22 applications: 2 for hand rails; 3 fences, one fenced to be stained, two pools, 1 to replace doors and windows, 1 to paint garage door, 1 to paint doors, 1 to replace columns at the front of a residence, 1 to replace driveway, 7 apps for street tree replacement. (140 street trees need to be replaced)
Brian Moore - we can’t force people to replace trees. There is no by-law that we can point to. Can’t put people on the spot if the POA board is not replacing trees or attending to landscaping
- g. Lake Committee - Zac Williams
Treating moss and weeds, There is still a problem with algae
Sign on Doris for fishing needs to be installed. John Duke will attend to it.
- h. Landscape and Facilities Committee - Matt Baker
Proposal from last month - came up with the proposal and broke down the number of trees and cost to do each section of the neighborhood along with watering recommendations Species recommendations. This can be done all at once, or by specific area of the neighborhood
Best months for planting trees Nov and Feb, putting down and watering grass seed in the fall (Sept possibly).
Maintenance in the meadow. Invasive species removal - can get IRWC to bid
Mike Thompson made a motion to ask Matt to get a bid from IRWC. Cathy Caudle seconded. Motion passed.
- i. Pool Committee (Lorrie/Katie)
New chairs are on the way: 40 chairs - 20 with arms and 20 without arms. Should be here by the time the pool opens (May 23rd) We can offer the old chairs to residents once the new ones are in. Shades will be installed before the pool opens.
Post is rusted on the pool fence. Will be repaired
To consider: Volleyball net for the pool per resident suggestion.

For future meetings: Mike Thompson will contact committee chairs to send updates to be read at the board meeting if they can’t attend

5. New Business

- a. Cracks in the road on Bernice and other streets - Call the street department (residents) call and keep calling. Brian will call if he is given the list of potholes or broken asphalt.
- b. Street tree trimming/missing trees
We can trim street trees but it is pricey
We could make an announcement at the yearly meeting about trimming trees so they don't impede walkers in the neighborhood.
Remind people to trim the trees to 7 ft height per Springdale City requirement.
- c. Possible water leak on the west side of Founders Park
This is most likely a spring as multiple attempts have been made to identify a leak.
Could it be a main leak: Brian will contact Springdale Water to see if they will send someone out to check for a main leak.
- d. Date for Annual Meeting Founder's Park May 11, 2026
Let John know if a table is needed for a committee.
- e. Board Positions Up for election/Board officers for next year
Debbie Goff and Katie Fisher are up for reelection
Board Officers - Brian Moore: motion made for Mike Thompson to continue as president. Mark Towery seconded. Motion passed.
Mike Thompson: motion for Brian Moore to continue as Vice President. Katie Fisher seconded. Motion passed.
Brian Moore: motion for Mark Towery to continue as treasurer. Mike Thompson seconded. Motion passed.
]Mike Thompson: motion for Debbie Goff to continue as secretary. Brian Moore seconded. Motion passed.
- f. Renew Goose Control contract
Do we want to go with the same company for 9 months 250 a week? Brian Moore: motion to contract with the same company for 9 months. Mark Towery seconded. Motion passed.

6. Property Manager's Report - John Duke

1. 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 the 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.
-January, 2026 – I have reached out to the local contact on 12/8 and 1/21 to schedule a

meeting with the director in Fort Smith per the local contacts suggestion. I have yet to hear back. Should have a meeting very soon.

-March, 2026 – Have played phone tag but will connect soon.

-April, 2026 – I have spoken with the director and followed up with a long list of items that needed attention. I have requested an estimated time of collection but waiting on

reply. Will follow up the week of 4/27.

-It is possible that ASN is renting the buildings. Will contact owners of the buildings as appropriate

2. Annual Meeting: May 11 meeting. Notice to residents has been sent via regular mail.

–Would any board members be willing to help sign people in at the registration table?

Need to be at the park at 5:00. Several will be there.

3. Miscellaneous

-Meadow mowed Storm damage cleanup on two separate occasions

-Applied moss and weed control twice Mulched Ross Park playground

-Installed drain line in Ross Park playground

-Fixed two fountain lights

-Repaired one fountain

-Irrigation repair

-Regraded baseball field. Kids riding bikes on base paths after rain

-Flowers to be installed week of 4/27

-Are we still going to use the brush for mulch? Greg will haul off for free. John will let us know when this is going to be done.

7. Adjournment (6:47pm)

Respectfully Submitted - Debbie Goff