

HAR-BER Meadows Board of Directors

President's Meeting Agenda

July 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 - absent
Debbie Goff - Secretary - present
Cathy Caudle - present
Lorrie Childers Crook - absent
Katie Fisher - present

Property manager:

John Duke - present

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

3. Resident's Comments

Claudia and Betty: Algae on the lake. People who are not residents are still fishing here.

4. Committee Updates

- a. Secretary's Report – Debbie Goff

Brian Moore - motion to approve minutes. Mike Thompson seconded. Unanimous pass.

- b. Treasurer's Report - Mark Towery

Financials for June 2026

For the month of June and YTD June, total ordinary income was \$39,402.72 and \$231,841.37.

For the month of June and YTD June, total expenses were \$29,315.38 and \$195,690.40.

For the month of June and YTD June, total net income/(loss) was \$10,089.89 and \$40,104.55.

YTD Actual net income of \$40,104.55 is \$33,542.20 greater than the budgeted YTD net income of \$6,562.35

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

Cash/CDs - \$351,728.18 and \$299,469.38

June 2026 cash comprises of two CDs at \$114,654.78 and \$28,435.03, \$2,156.05 in a money market account, and \$206,482.32 in regular checking

YTD Other income was \$3,953.58

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

Mike Thompson - motion to approve financials. Brian Moore seconded. Unanimous pass.

- c. Welcoming Committee – April Harlan - one person welcomed this month. No supplies needed.
 - d. Communications Committee - Toree Williams not present
 - e. Events Committee – Michelle Hammerstrom Not present - 4th of July parade went well.
 - f. ARC Committee - Wes Barris
ARC Applications - 2 for new fence, 1 remove street trees (denied) 1 paint front door, 1 replace mulch with stone
An artist on Founders park is willing to refresh the paint on the signs in Founder's Park and provide the paint and labor at no charge. Wes will talk to her and see if she needs any assistance to be able to paint, and to ensure that the paint will hold up.
Mike Thompson - motion to approve reaching out to the resident. Cathy Caudle second. Unanimous pass.
 - g. Lake Committee - Zac Williams - not present
 - h. Landscape and Facilities Committee - Matt Baker - IRWP - will not give a proposal on the maintenance of the meadow, specifically on removal of invasive species.
Matt has some names to reach out to for proposals and a list of the invasives that need to be removed.
Common area trees - Cost for replacing trees has been approved. About 300 trees will be planted in the fall.
Will not replace all trees but focus on the ones that are dead, missing or damaged
 - i. Pool Committee (Lorrie/Katie)
Fixed the deep end ladder. There is some mold on the corners that needs to be addressed and tiles that need to be replaced. Will do this when the pool closes.
Over \$700 for visitor fees in June and July. \$1200 for snacks bought at the pool
Cathy Caudle: is there a limit to the number of children a babysitter can supervise?
There is no limit in the pool rules.
5. New Business
- a. Invasive Species in the Meadow on hold (see above discussion)
 - b. Street tree trimming/missing trees Dr. Dunnigan and Dr. Duckworth trimmed trees on Allie Frances leading up to Wells Circle.

Dead trees surrounding the Arkansas Support Network (ASN) building . Certified mail to both the ASN and owners of the building concerning the need to remove and replace the trees. If they do not reply we can cut the trees down and put a lien on the property for the expense.

- c. Dead Trees at Founder's Park - There are four dead trees in Founder's Park in front of the foundation building. Jones Trust owns the foundation building. John will reach out to the trust to get those trees taken care of.
- d. Algae in Lakes - Will need to apply a beneficial bacteria that will address the algae by taking some of the nutrients out of the muck. Also the lake may need to be dredged going forward. Submerged aeration could help. More carp will be put in the lake which will help to address the algae as well.
- e. 4th July Fireworks/Parade success Not as many people were at the fireworks. All went off fine. Did not have music but will have some next year. Parade was a big success.
- f. Amendment to the builder's guide to make clear that the residents are responsible for the street trees. Brian Moore - wait for this to be addressed until the POA has planted trees that need to be replaced. Mike Thompson - necessary step to require the homeowners to replace trees. Brian - Have Donnie research who is required to replace the street trees as the Builder's Guide is currently written. Can we require this via a change to the builder's guide without a vote of the entire community? Mike Thompson- motion to contact Donnie for legal review of the amendment and who is responsible now. Katie Fisher second. Unanimous pass. Brian Moore- agree that the homeowner should replace the trees, but can we do this legally?

Matt Baker: Reminder of the public meeting about the 412 and 49 interchange.

6. Property Manager's Report - John Duke

Last month we had flooding in the pool house. Found an issue near the cleanout - separation of the pipe.

Mays Plumbing estimates \$3500-\$3700 to address the separation near the cleanout.

Brian Moore - motion to approve the estimate and proceed with repairs. Mike Thompson second. Unanimous pass.

Dog goose patrol is still on the job.

Brian Moore - motion to adjourn. Mike Thompson second. Unanimous pass.

7. Adjournment (6:43pm)

Respectfully submitted - Debbie Goff