

HAR-BER Meadows Board of Directors

President's Meeting Agenda

June 22, 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 - present
Katie Fisher - present

Property manager:

John Duke - present
Quorum is established

2. Welcome – to residents in person, on live stream, and volunteer board/committee members
3. Resident's Comments
 - Patty Logan - pool looks great Thanks to Lorrie and Katie. Are there restrictions on the number of families living in a house? Lots of cars on the streets - does that mean more than one family in a home? Consensus: probably family members each having a car.
 - Mike Thompson: Board members should try to patrol the neighborhood once a month to see what might need to be addressed.
 - Patty Logan Fishing is not just residents it seems. John: this is a problem that has been here since the beginning of the neighborhood.
 - Jean - Black oak tree from Duncan Nursery and really liked it.
4. Committee Updates
 - a. Secretary's Report – Debbie Goff
 - b. Treasurer's Report - Mark Towery - not present

Financials for May 2026

For the month of May and YTD May, total ordinary income was \$37,782.11 and \$192,438.65.

For the month of May and YTD May, total expenses were \$24,406.03 and \$151,486.30.

For the month of May and YTD May, total net income/(loss) was \$13,378.39 and \$40,952.35.

YTD Actual net income of \$40,952.35 is \$35,455.76 greater than the budgeted YTD net income of \$5,496.59

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

Cash/CDs - \$314,185.70 and \$297,731.94

May 2026 cash comprises of two CDs at \$114,654.78 and \$28,435.03, \$2,153.00 in a money market account, and \$168,942.89 in regular checking

YTD Investment income was \$3,139.22

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

Mike Thompson- one of the CDs has an add-on feature so propose we add another \$100,000 from checking to the CD.

Brian Moore seconded the motion: passed unanimously.

MikeThompson moved to approve the treasurer's report. Cathy Caudle seconded. Unanimous pass.

c. Welcoming Committee - Elizabeth Lange

April Harlan is the committee chair now. Turned in expenses to John Duke

d. Communications Committee -

e. Events Committee – Michelle Hammerstrom Father's Day campout was a success

f. ARC Committee - Debbie Goff

g. Lake Committee - Zac Williams

h. Pool Manager Report - Lorrie Crook - Metal door leading to pumps is coming off the hinges.

-Brian Moore - if we get the door at Lowes Brian will arrange to have it installed for free.

-Katie Fisher - what can we throw away? - t-shirts and some financial records need to be tossed.

-Brian Moore - everyone has been very complimentary of the improvement at the pool. Make a list of things that need to be done now is the time to bring it up

-No incidents of rude behavior

-The clock is not working. - John Duke will be fixing the clock

-Brian Moore - will need to paint the pool house room next year,

-John Duke - do you need cabinets? Lorrie and Katie will discuss and let John know.

i. Landscape and Facilities Committee - Matt Baker

-a tree was planted and no one knows where it came from. If it is a silver maple - not supposed to plant that tree here. If this indeed is a silver maple, we need to remove it. MikeThompson: find out who did it and why and whether it is a silver maple

-Waiting a proposal on IRPP on meadow - removing invasive species, controlled burns, etc. Will have that before the next board meeting.

- Tree planting plan: Getting a bid on the watering, but can we do without watering? Will small trees be the answer if those are smaller than what is generally allowed? Can do a smaller amount of work in reference to the trees that need to be replaced/planted rather than all at once. What does the board want to approve as far as the size of the trees and the watering schedule?
- Brian Moore - don't waste money on watering trees. Monitor, and water if needed. If we plant in the fall we can see what is needed because it may be drier or wetter than normal.
- Mike Thompson - a few trees dying would be easily mitigated.
- Matt Baker - will this be another issue for residents as was true with the Riparian Zone and the Meadow?
- Brian Moore - this is the board doing its job just as residents need to replant their trees.
- The total cost is a portion of the bigger picture.
- Elizabeth - is there a map of the plan? No.

5. 5. New Business

- a. Invasive species in the Meadow - referenced above
- b. Street tree trimming/missing trees
- c. Pool Rules Pool rules - Will put them in the glass case outside the pool

HAR-BER MEADOWS POOL RULES 2026

The HAR-BER MEADOWS pool is for your use and enjoyment. We need the cooperation of all residents to make the pool a fun, safe and sanitary facility for everyone. Residents must advise children and their guests of the rules and safety precautions. The following rules must be observed at all times. The common areas are owned by the HAR-BER MEADOWS Property Owner's Association, Inc. They are available to POA members in good standing and their guests.

- 1.) The pool hours are from 10:30 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. Saturday and Sunday.
- 2.) Upon arrival, residents must present a photo ID to the attendant on duty. Both residents and their guests are required to sign in on the log sheet. A photo ID is necessary for entry.
 - a. Guest(s): A guest is defined as anyone who does not permanently reside in Har-Ber Meadows. Guest fees are \$3.00 per person, payable to the attendant at check-in.
 - b. Pool Room Reservation: Any guests attending a party with a pool room reservation will be required to pay a guest fee of \$3.00 each.

- 3.) Use of the pool facilities is at the resident or guests own risk and by use of the facility the user agrees to hold the HAR-BER MEADOWS POA harmless in regard to liabilities of any kind related to the use of the facility.
- 4.) Appropriate swimwear is required at all times. Swimwear must be designed specifically for swimming and provide adequate coverage. Thong-style swimsuits, excessively revealing swimwear, undergarments worn as swimwear, and cut-off clothing are prohibited.
- 5.) Children who are not fully potty trained must wear a swim diaper at all times while in the pool. Disposable or cloth diapers that are not designed for swimming are prohibited. Parents and guardians are responsible for ensuring proper use of swim diapers.
- 6.) The pool is for the exclusive use of residents and their invited guests. A member resident who is eighteen (18) years of age or older must accompany guests at all times. Resident children between the ages of 14 and 18 are permitted in the pool area without the presence of the resident parent, but are not permitted to bring guests unless accompanied by a resident parent. Resident children must show a photo ID to enter the pool area.
- 7.) Children under 14 years of age must be accompanied at all times by a resident parent or a registered caretaker who is at least 18 years of age. Babysitters and swim instructors must be approved by the Pool Manager prior to entry. Swim lessons require prior approval and may only be conducted between 10:00-11:00 a.m. or after 5:00 p.m. No guests are permitted without the resident parent present.
- 8.) No running, roughhousing, general horseplay or disorderly conduct that will endanger the safety of others is allowed. No diving, somersaults, back dives, cannon balls, preacher seats, can openers, or similar types of entries from the edge of the pool are permitted.
- 9.) Residents will work cooperatively with pool attendants in enforcing the rules for the safety and enjoyment of everyone. Residents and their guests must refrain from any activity, which is either a nuisance to other guests, residents, or pool staff, or in any manner damages HER-BER MEADOWS POA property.
- 10.) The pool manager or pool attendant may deny access to the pool at any time due to occupancy limits, weather, pool condition or if maintenance is required.
- 11.) Trash containers are available for your trash. Please dispose of all trash properly and take a moment to clean up your area before leaving. This helps keep the pool area clean and enjoyable for everyone.
- 12.) The following are not permitted in the pool area: • Smoking or vaping • Pets or animals (except service animals as required by law) • Firearms or weapons of any kind • Glass containers • Pellet guns, BB guns, slingshots, bows and arrows •

Bicycles, skateboards, roller skates, rollerblades, scooters, or similar recreational equipment • Any unsafe, disruptive, or inappropriate behavior as determined by pool staff

13.) No golf carts should be parked on the grass or in front of the building. They need to be parked in the parking area. Bikes may be parked in the bike racks located at the front of the pool house.

14.) Residents are responsible for any damage they, their guests, or their children cause while using HARBER MEADOWS POA, Inc. facilities.

15.) Tenants who are renting their home from a POA member must have the owner email the occupant names and birthdays to harbermeadowspoa@managementiillc.com well in advance of pool entry.

16.) Use of HAR-BER MEADOWS facilities can be denied to residents when the association fees or other overdue amounts remain unpaid. Violations of these or other rules may result in (a) temporary revocation of pool privileges, (b) suspension of pool privileges, (c) fines or assessments, and/or (d) legal action against the violator. Emergencies, concerns, questions, or compliments should be directed to the Pool Manager at (479) 4455015.

- Mike Thompson - Move to adopt these rules. Cathy Caudle seconded: unanimous pass
- d. Father's Day Overnight Founder's Park success
- e. Board Officers remain in respective positions 2026/27
- f. Goose Control - will keep it as the dog and handler are mitigating the goose overcrowding

6. 6. Property Manager's Report - John Duke

ASN network building - Donnie has sent certified mail to the owner about the unsightly nature of the outside of the building

-Brush pile near the creek needs to be burned. Mike Thompson moved the brush be burned as suggested. Debbie Goff seconded: unanimous pass

-4th of July \$5000 for fireworks -

-Brian Moore - could we have food trucks? John Duke will check on this with Michele Hammerstrom

-Mike Thompson - What about patriotic music playing before the fireworks? John Duke will check on this

-The pool people are doing great!!

7. 7. Adjournment (6:53pm)

Respectfully submitted - Debbie Goff