

Har-Ber Meadows POA Board Meeting Minutes
April 25, 2016

Board Members in attendance were: Jason Combs, Ralph Gresham, Bobbye Kelly, Jerry Martin, Duane Rhodes, Rob Stark, and Alice Church

Board Members absent: Hope Feiner, Judy Hammond, and Jamey Smithson

Also in attendance: Property Manager John Duke, Officer John Scott, Matthew and Susan Cunningham

Designation of Quorum: Jerry Martin, presiding. Meeting called to order at 6:29 p.m.

Resident Concerns: Matthew Cunningham requested a table to be set up at the annual meeting for the Har-Ber Ducks swim team to sign up swimmers and promote the team. He also requested making an announcement during the official business part. Both requests were granted. Susan asked if scheduling swim team practice on the same days of the week and at the same times as last year was acceptable, the board agreed it was.

Secretary's Report: The March 28 minutes were emailed to the board for review prior to the meeting. Motion was made to accept the minutes as they were emailed, second, motion passed.

Treasurer's Report: Rhodes gave an overview of the financials. The board members had received the financial reports via email prior to the meeting for review. Duke stated that we have collected about \$25,000 more in dues at this point in 2016 that we had at the same time in 2015. Motion was made to accept the report and second, motion passed.

ARC: The ARC met on 4/25 prior to the POA meeting, they had received only 1 application which was for a patio project; it was approved.

Communications: Combs had met with Jeremi Summerhill on 4/7 to discuss the progress on the website redesign. Summerhill had stated that there would be a work-in-progress, but functional website by the annual meeting. He was currently working on creating the residence listing with head of household, users, and tenants and would get the names and addresses from John Duke

Lakes: Gresham stated that we need rain, the lakes are low. The large circulation pump is still having issues, believed that it just needs to be repacked. It will be inspected for maintenance and repair on 4/26 or 4/27. Due to low lake levels and the circulation pump not running, coupled with the warm spring, algae is growing rapidly. All-Around has done a good job cleaning the algae out of some of the lakes, but not others. Duke will address problem lakes with All-Around. There has been a lot of fishing by residents and non-residents recently, and there has been an increase in fishing permits requested.

Landscape and Facilities: Kelly received a request from residents for a swing to be placed in Founder's Park. She looked online and found a porch-style swing on walmart.com for \$364.95 plus tax. Motion was made to approve the purchase and placement in Founder's Park with second, motion passed. Kelly requested permission to plant a sycamore tree at the northeast corner of Founder's Park near the intersection of Founder's Park Drive East and Tall Oaks Loop North to replace the tree that had to be cut down. Board agreed to purchasing and placing the tree. Kelly stated the shrubbery in the median of Founder's Park Drive needs to be trimmed because it is obstructing the view of traffic by motorists. Kelly stated the juniper in Crumpacker Park is in bad shape and needs fertilized. Duke stated that Carol Crumpacker contacted him requesting that the juniper tree be replaced with a rock monument containing an inscription. The board approved replacing the tree with the monument at Ms. Crumpacker's expense.

Long Range Planning Committee: Rhodes requested permission to make an offer on the Endeavor Building up to \$150,000, an amount that Rhodes believes the building is worth. Martin stated that the building is 3,360 square feet and market value is between \$50 and \$60 per square foot. Motion made for Rhodes to draft an offer letter for an amount up to \$150,000 and send to the Jones Trust, with second. Motion passed. Rhodes stated that he would draft a letter and send to the board members for approval, and at the next board meeting after the annual meeting the board members would take a trip to the Endeavor building for a walk-through. Rhodes stated that if the purchase of the Endeavor building is not successful, an offer to rent the building from the Jones Trust would be made (Endeavor Foundation is currently renting the building for \$1 per year). The next project to be taken on LRPC is tennis and basketball courts.

Security: Officer Scott and Smithson are still working with SPD to set up classes to be hosted in the neighborhood for residents. No other security activity to report. Stark questioned how residents should approach fishermen that do not have permits. Gresham stated to approach them and ask how the fishing was going, if they were getting bites, then ask if they are residents. If

they respond they are not, inform them the lakes are private property and that they are trespassing. If they do not voluntarily quit fishing and leave, call the SPD non-emergency number. Officer Scott agreed that was the correct approach and process.

Property Manager's Report: Duke emailed his report to the board prior to the meeting for review.

- The mason that Duke, Gresham, and Tom Jefcoat met with on 4/13 stated that his company did not have time for the brick column replacement project. Another mason has been contacted that will be on site the week of 4/25 to inspect the work needing to be done on the brick columns. Duke stated he has contacted at least 10 masonry companies over the last 3 years regarding repairs to the brick columns and none of the companies want to take on the project. Discussion ensued regarding the need to get some kind of repair done soon, and that alternative methods and/or designs may be needed because rebuilding the brick columns may not be ideal.
- Annual Meeting May 23rd – all is on schedule so far with Signature bank, so far no resident bio's have been received yet for the open board position elections. Duke has sent multiple web blast emails soliciting interested property owners. Commercial donations and booth solicitation has begun. In the event of rain forecasted for the afternoon of May 23rd, Signature Bank will make the call to reschedule for the following week.
- Pool furniture has been purchased, 12 lounge chairs - total cost including tax and shipping was \$2,484; 3 tables - total cost including tax and shipping was \$793.65.
- Security Cameras for Pool Building – Several camera options have been found, Duke will work with Stark to make sure that cameras purchased will be compatible with our current systems.
- 56th Street Construction – It is believed that contrary to original plan communicated by the City of Springdale, the rock sign will not be placed in the new median being constructed on Allie Francis Parkway at the 56th street intersection. The city plan has a small median with electricity for a street light. Duke will follow up with the city engineer regarding the sign placement and the plans for the median. It is believed that the new intersection is not large enough for the rock sign to be placed in the median and that it is likely for the sign to be involved in an MVA, and that placing the sign near its original location to the northwest of the intersection is the best fit.
- The round bench from the willow tree near the Ear Nose and Throat center has been placed around the Bradford pear on the east side of the pool house.
- Duke request permission and funds to build a fence on the east side of the pool house to enclose the watering trailer, bricks, signs, and other materials stored there. Motion made for Duke to spend up to \$1,000 for a cedar fence and gate, with second. Motion passed.
- Progress is being made on covenant violations.
- 6681 Firefly Catch has been sold and the buyer agreed to pay half (\$750) of the \$1500 uncollected dues from the previous owner.
- The pool is scheduled to open Saturday May 28th.

Old business: None

With no further business, the meeting was adjourned at 7:36 p.m.

Our next meeting will be the annual property owners meeting in Founder's Park on May 23, 2016 from 5:00 pm to 7:00 pm. The next board meeting will be Wednesday May 25, 2016 at 6:30 at the pool house.

Respectfully submitted this 25th day of April, 2016.

Hope Feiner, President

Jason Combs, Acting Secretary