

**Har-Ber Meadows POA Board Meeting Minutes**  
**March 27, 2017**

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

Board Members absent: Jamey Smithson, Rob Stark, Kevin Nalley, Chris Sullivan, and Lynn Russell

Also in attendance: Property Manager John Duke, SPD Officer John Scott, resident Myrna Schwartz

**Designation of Quorum:** Duane Rhodes, presiding. Meeting called to order at 6:34 p.m.

**Resident Concerns:** Ms. Schwartz would like weed control in the easement between Tall Oaks Loop North and Elizabeth; suggested that fishing in the Founder's Park ponds be eliminated; and would like something to be done about trash and recycle bins not being obstructed from view as the covenants state – volunteered to hand out fliers to offending residents.

Treasurer Martin suggested the POA should step up and take action regarding the landscaping of all fore-closed properties in the neighborhood (three as of March 27<sup>th</sup>). Martin made a motion to pay All-Around an additional amount to mow all fore-closed properties in the neighborhood every other week through the 2017 mowing season to maintain an aesthetically pleasing look; second by Kelly, motion passed.

**President's Comments:** Bids obtained to place boulders in the medians of Well's Circle came back much higher than the \$3000 approved at the previous board meeting. Duke obtained a bid to plant ornamental grasses instead of boulders for about \$3100. Another option would be to post "No Parking" signs and enforce by towing offending vehicles. Gresham motioned to post six "No Parking" signs and enforce with towing; second by Kelly, motion passed.

Regarding board positions and the upcoming annual meeting and the board director election: Russell has resigned from the board with plus years remaining on her term. Bobbye Kelly is resigning effective June 30<sup>th</sup> with one year remaining on her term. Martin and Stark's terms are ending, leaving 4 positions to fill at the annual meeting election. The two candidates with the most votes would receive four-year terms, the candidate with the least votes would receive the one-year term and the remaining candidate would get the three-year term.

It is not believed the city will make any repairs to the brick columns on the bridges on Founder's Park Drive. Rhodes nominated Martin to chair a new committee to research and vet options for the POA to have bridges repaired. With no objections Martin was confirmed as new committee chair.

**ARC:** The developer of the Tacos 4 Life building going in between JTL and Highway 412 has been contacted regarding the importance of communicating with the ARC and obtaining ARC approval for plans prior to commencing construction.

**Secretary's Report:** The February 27 meeting minutes were emailed to the board for review prior to tonight's meeting. Motion was made by Martin to accept the minutes as sent; second by Kelley, motion passed.

**Communications:** No report.

**Treasurer's Report:** Martin stated that during the finance committee meeting it was noted that street light repairs seem to be excessive - \$2,500 so far in 2017 versus \$7,000 for all of 2016. Martin recommended that the financial report be approved, a motion was made to approve by Martin; second by Combs, motion passed.

**Lakes:** Gresham purchased the carp approved in the previous meeting for \$84 versus the \$150 that was approved. Gresham has approved a request by a resident to host a fly-fishing class for their local fishing club in the lakes. 10 fishing permits have been issued year to date. We have had enough rain to keep the lakes full and in good condition. We are having an early and accelerated algae growth problem due to the mild Winter and warm Spring. There is a dam clean-up scheduled for Saturday April 8<sup>th</sup> at 8:00 am.

**Landscape and Facilities:** Ms. Crumpacker is still planning on replacing the evergreen tree in the center of the flower garden in Crumpacker Park with a stone containing a bible verse inscription. Regarding Crumpacker Park: more flowers are needed in the garden; the nandinas need to be removed and replaced to align with the compass direction symbols on the sidewalk. Kelly would like to plant vegetation for a butterfly garden near the creek in Francis Fair Park. Duke to get with All-Around to tend to the flower bed in Crumpacker Park and get a bid for the butterfly garden. The street tree trimming project is completed except for 6990 Zan Loop and 200 Carver which need a few limbs trimmed; the limbs have been marked with orange tape. A fifth tree is needed in Ross Park; four replacement trees were approved in the previous meeting. Kelly suggests something be added to the green space in Clinton Circle – a tree or other ornamental – to improve the look of the park. Kelly would like to see a tree planted in the small median on Allie Francis at the intersection of Tall Oaks Loop North.

**Long Range Planning:** No Report

**Security:** No Report

**Property Manager's Report:**

- Waiting on additional bids for brick from Warren
- Street tree trimming by Dale Creamer is completed; will advise Dale to trim the two trees mentioned by Kelly.
- Will be ordering “No Parking” signs for Well’s Circle medians.
- Brick Pavers – Clinger to test out driving a steel plate into the ground as a root barrier.
- Pool building HVAC – Sturdivant’s suggested a system replacement with a bid of \$6,591.75; will get two more bids.
- Easter Egg Hunt – being chaired by Meredith Porbeck this year.
- Post Office Boxes – no response from the USPS in the last 2 years regarding requests for them to paint the mail boxes. Martin motioned to pay Dale to sand, prime, and paint the pedestals; second by Kelly, motion passed.
- Annual meeting is scheduled for May 22<sup>nd</sup> with the 23<sup>rd</sup> as a backup date. Written notices will be sent to property owners no less than 10 days prior to the event - will include board director candidate bio information.

- Pool building floor installation is scheduled to begin April 6<sup>th</sup> and last through April 13<sup>th</sup>. The meeting room, hallway, and bathrooms will be coated.
- The sign near Crain Buick GMC – the land owners do not want the sign painted; they want it removed. Duke will obtain a bid from Dale to remove the sign.
- Clinger to repaint the 412 entrance sign this week.
- Swan decoys arrived and need to be deployed.
- No updates regarding the areas left bare after fiber optic line installation.
- Still waiting on Sam to call back about the lighting for the 56<sup>th</sup> Street sign. Morgan can do it for less than \$500. Martin motioned to pay for the lighting installation; second by Kelly, motion passed.

**Adjournment:** With no further business, the meeting was adjourned at 8:05 p.m. The next board meeting will be Monday April 24th at 6:30 pm at the pool house.

Respectfully submitted this 27<sup>th</sup> day of March, 2017.

Duane Rhodes, President

Jason Combs, Secretary