

Har-Ber Meadows POA Board Meeting Minutes
July 24, 2017

Board Members in attendance were: Jason Combs, Duane Rhodes, Ralph Gresham, Chris Sullivan, Jamey Smithson, Rob Stark, Rob Lyall, Scot Jeffus, Ed Franzke

Board Members absent: Kevin Nalley

Also in attendance: Property Manager John Duke, SPD officer John Scott; residents Matt Baker, Jim and Josh Blount, and Ron and Barbara Somers

Designation of Quorum: Duane Rhodes, presiding. Meeting called to order at 6:30 p.m.

Resident Concerns: Jim Blount voiced his displeasure over the no parking and towing enforcement for the medians in Well's Circle. Mr. Blount's house is one of the six adjacent to the medians. He would like for the board to come up with a better solution than just towing every vehicle parked in the medians. He's concerned about visiting family and friends being towed, especially during times when multiple houses in the area have multiple visitors such as the fireworks show, graduation, Christmas, etc. Mr. Blount stated for the majority of the year when at most two or three vehicles need to park in the area at the same time that the pull-throughs are sufficient. Mr. Blount asked the board for a variance to allow parking on the medians during the few times/events a year that the pull-throughs do not provide sufficient parking.

President's Comments: Regarding the Well's Circle median parking, Rhodes would like to talk to our general counsel Donnie Rutledge about the legality and liability of our options such as granting a variance or paving parking spaces. One idea would be to sell one-time use permits to residents for parking on the medians and not enforcing towing for vehicles with the permits displayed.

Regarding neighborhood communication, Rhodes will work on periodical newsletters to post to the website and email blast. Would like to see the covenants, by-laws, and builder's guide transcribed to a software such as Word. Would like resident complaints to be brought to the POA Board meetings and not posted on the Facebook group page.

Regarding the brick bridge columns needing repair, we received a bid from Diehl Enterprises to remove damaged bricks as necessary to support the new materials and replace with their molded product that looks like brick for \$52,000. Gresham made a motion to accept Diehl's bid and award them the work, seconded by Stark, motion passed.

The swan decoys are very effective at keeping Canadian geese out of the neighborhood while being a relatively cheap method, each swan decoy pair costs about \$150. Rhodes would like to us purchase additional swan decoys to place in the lakes that do not currently have them. Stark made a motion to purchase an additional six pair of decoys to place in the remaining lakes, Gresham seconded, motion passed.

The 2018 budget is due by the November meeting for board approval; the finance committee will work on the budget in the coming months.

The fountains in Ross Lake and the lake on Elizabeth need repairs and maintenance to get them operating the way they are supposed to. Duke presented prices for two new fountains for Ross Lake from Outdoor Water Solutions for \$1,495 each. Total costs for the two fountains including installation comes to \$3,251.37. To replace the fountain in the lake off Elizabeth with a similar fountain costing \$995, the total cost comes to \$1,265.30. Stark made a motion to purchase all three fountains and move the existing Ross Lake fountains to the lower lake, seconded by Gresham, motion passed.

Election of Officers: Gresham nominated Rhodes for president, seconded by Combs. Rhodes accepted the nomination and was approved by the board.

Smithson nominated Lyall for treasurer, seconded by Sullivan. Lyall accepted the nomination and was approved by the board.

Gresham nominated Combes for secretary, seconded by Smithson. Combs accepted the nomination and was approved by the board.

Committees: Rhodes stated that he would like each committee to be chaired by a board member. Lakes will be chaired by Gresham with Jeffus joining. Finance will be chaired by Lyall with Rhodes joining. Landscape and Facilities will be chaired by Jeffus with Franzke joining. Security will be chaired by Smithson with Sullivan joining. Long Range Planning will be chaired by Stark with Combs and Rhodes joining. Architectural Review will be co-chaired by Nalley and Jeffus and have board members Rhodes and Sullivan along with residents Ron Smith, John Duke, and Jerry Martin joining.

ARC: Only two applications received this month; a pergola replacement and a fence which was sent back to the owner for additional details. Resident Ron Somers brought up partially completed foundation work on two lots on JTL Parkway as an eyesore and safety hazard; neither lot had seen any progress in the last 6 weeks. Duke will contact the owners about cleaning up the lots.

Secretary's Report: The June meeting minutes were emailed to the board for review; with no corrections, the minutes were recommended for approval. Motion was made by Stark to accept the minutes, seconded by Lyall; motion passed.

Security: Smithson is working on setting up a self-defense course with the Springdale Police Department and would like to use the pool house for the course. The course would be for 8 to 10 residents with a nominal fee such as \$10 per person.

Treasurer's Report: The June financials were emailed to the board for review prior to the meeting. Combs made a motion to approve the financial reports, seconded by Stark; motion passed.

Lakes: The work day on July 8th had only two residents show up. The well pump is running 24 hours a day until we get enough rain to fill the lower lake.

Landscape and Facilities: No report

Long Range Planning: No report.

Property Manager's Report: Most of the items have been discussed already. Duke feels like the board needs to review the pool rules and make a few adjustments. Rhodes tabled this discussion until next month's meeting with the intent to make any rule changes affective for 2018.

The pool house wi-fi system's 3-year agreement with Cisco Meraki has expired and the wi-fi is currently down until pending a system renewal. Stark presented two different options; renewing with Cisco Meraki to provide a commercial broad band wi-fi system with a secure network and terms of use and legal acceptance page upon accessing, and a consumer product which would no longer allow residents using the pool access to the wi-fi system. A new 3-year agreement with Cisco Meraki will cost \$2,000. Combs made a motion to renew with Cisco Meraki to keep wi-fi available to the residents using the pool and pool building, seconded by Stark, motion passed. Resident Matt Baker suggested a corporate sponsor of the neighborhood's wi-fi access to help offset the expense. Duke to reach out to a few contacts to see if they are interested in sponsoring the wi-fi.

Adjournment: With no further business, the meeting was adjourned at 8:21 pm. The next meeting will be on Monday August 28, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 24th day of July 2017.

Duane Rhodes, President

Jason Combs, Secretary