

**Har-Ber Meadows POA Board Meeting Minutes
October 23, 2017**

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

Board Members absent: Ed Franzke, Jamey Smithson, and Kevin Nalley

Also in attendance: Property Manager John Duke, Officer John Scott, and residents Tom and Constance Jefcoat and Matt Baker

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

Resident Concerns: The Jefcoats are concerned about property owners putting their homes up for short-term lease on sites such as Airbnb and having non-residents coming into the neighborhood for short-term living arrangements. There is one house on Apple Shed where the resident leaves every weekend and has non-residents living in her house via the Airbnb website. Duke stated that there is nothing in the covenants regarding this type of home rental, but that there is something about home businesses, specifically if the home business is a nuisance or inconvenience and states that the associated is able to determine what constitutes an inconvenient home business.

Tom Jefcoat asked what was causing the lakes to have the dirty water look. Gresham stated that he wasn't sure, but that it could be the new fountain pumps stirring up sediment from the bottom of the lakes.

Matt Baker stated that if the trees adjacent to street lights had some of the branches trimmed it would help with the amount of light given off by the street lights at night. Matt volunteered to trim the branches. Duke will have All-Around remove trimmed branches from the curb.

President's Comments: Bridge column repairs have begun.

ARC: One application for house construction on Dancing Rabbit received; waiting on comments from Chad Blevins on another application for lawn grading and retaining wall.

Security: The daughter of a resident reported having a suspicious man communicating with her while waiting on the school bus on multiple occasions, making her and her parents uncomfortable. Officer Scott staked out the bus stop and identified the man. Officer Scott engaged him in conversation and the man stated the he was "just being friendly".

Stark made a motion to pay for additional security patrols on Halloween night from 5:00 pm to 12:00 am, seconded by Combs; motion passed.

Treasurer's Report: The September financials were emailed to the board for review prior to the meeting. Rob Stark made a motion to accept the August financials, seconded by Ralph Gresham; motion passed.

Lakes: Gresham stated the lakes are in condition despite the discolored water and there are no dead fish as a result. Ralph will call the pump installers to get their opinion on the discoloration and if they think it could be the pumps stirring up sediment.

Secretary's Report: The September meeting minutes were emailed to the board for review. Motion was made by Scot Jeffus to accept the minutes, seconded by Rob Stark; motion passed.

Landscape and Facilities: No report.

Long Range Planning: No Report.

Property Manager's Report:

- Both pool covers have tears and need repair or replacement. Both have been repaired about three times already. A new cover for the lap pool will cost \$5,926.50; for the zero-entry pool \$3,498.32. Bids have been solicited for repairs from a sewing company. Combs made a motion to approve up to \$1,000 for pool cover repairs, seconded by Lyall; motion passed.
- Pool furniture and shades are being put into storage until May.
- Ross Lake fountain relocation is waiting on Ozarks Electric to select location.
- Christmas lights to be installed soon, will wait until week of Thanksgiving to turn them on.
- Some residents have asked about using paddle boards on the lakes. Board unanimously decided to treat paddle boards as watercraft, which are not allowed to be used on the lakes per the covenants.
- Lawn service contract for fertilizer and weed control is expiring. Bids have been received for service in 2018. Combs made a motion to award the contract to Evergreen Lawns for \$11,327.40 (includes 7% prepay discount), seconded by Stark; motion passed.
- 2018 budget will be prepared and presented to the finance committee for adjustments prior to the November meeting where the final version of the budget will be presented to the board for approval.
- Street light globe at Francis Fair and Tall Oaks Loop is believed to have been shot out. Morgan is working on finding a replacement globe.
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Adjournment: With no further business, the meeting was adjourned at 7:19 pm. The next meeting will be on Monday November 27, 2017 at 6:30 pm at the pool house.

Respectfully submitted this 23rd day of October, 2017.

Duane Rhodes, President

Jason Combs, Secretary