

**Heritage Farm POA Fall Meeting Minutes**  
**September 26th, 2:30 pm at the Pavilion**

Board members present Karen Lechelt, Kay Ruch, Michael and Sarah Burns, Raymond Robinson, Deanna Oates.

Michael calls the meeting to order at 2:35, Board members introduce themselves. Michael explained the need for more volunteers, president, vice-president, secretary and a compliance officer. He talked about if we cannot get volunteers from the neighborhood then we will need to hire an outside firm to manage the business of the POA.

Treasurer Report: Karen

Karen presented the budget and fiscal year report which are attached. Major cost was a salt conversion of the pool due to shortage of chorine. Operating balance is \$87,068.26 and the Total budgeted expenditures are \$85,904.00. We do not have the reserve to pay additional on the pool balance this year. Please see the budget for detailed expenditures. Frank Baptist asked about the groundskeeping and about putting out a bid for a lower price. Kay responded that we did that and have locked in a 3 year deal. We have one year left on our 3 year plan. The plan we have is much lower than anyone else. The landscaping cost has also gone down. Frank talked about getting the city of Benton to come out and spray the retention pond to cut down on weeds. Another resident asked for clarification on the 3 years and when that started and ended. Kay addresses the previous yard maintenance and the bid process. Sherry spoke to the cost of the budgeted lawn expense the budget was high to accommodate trees that may need to be cut in the past.

Volunteer Opportunities and what can be done within our scope of the covenants and by-laws about violations (Sarah)

Sarah spoke about need for volunteers and the categories listed below are some areas that have been brought up. A resident mentioned discussing the option of hiring an outside company to manage the POA neighborhood. We discussed the option of having a special meeting to discuss that. Frank Baptist (alderman) spoke on the benefits of living in Benton and the neighborhood in general. Frank talked about there has always been issues and the POA is doing a great job and will persist. He also talked about road and city improvements. Lots of outside companies are interested in getting in the city. City is growing. POA needs more people.

Present Areas with a need for volunteers  
Break-Out sessions into groups.

Kay- Update Covenants (5-10 minute intro) -can be done on email/own time and flexible if you want to give input.

Karen- Welcoming/Social (5-10 minute intro) -What do new residents want to know as they move in. It can be very simple, share information about each others business.

Michael and Sarah- Pool committee and Code Violations (5-10 minute intro)  
Playground needs improvements. We need a compliance officer.

Divide into focus groups, exchange info and contact information.  
Everyone divided into groups and discussed the issues, exchanged contact information and make plans to implement change.

3:30 adjourn.