

Heritage Farm POA Annual Meeting conducted 4-23-23

The meeting was called to order by Kay Ruch, President.

A sign-in list of 33 residence in attendance for this meeting was taken.

Motion to approve minutes from 2022 annual meeting made by Frank Baptist, seconded by Tom Creech,
Vote: approved unanimously.

Presentation by Benton Animal Control

Pertinent information regarding regulations for more than four (4) animals allowed for each home allowed by the City of Benton per city ordinance. Multiple questions were asked regarding proper tags for pets. We were encouraged to call 501-776-5972 for any needs regarding animals of any type, dogs, cats, wild animals or reptiles and they would be happy to help.

Kay Ruch announced that she will be retiring as President and the secretary had already resigned so those positions would need to be filled. We have been working without a Vice-President which needs to be filled also. She reiterated that board members and officers are strictly on volunteer basis and diligently work without pay.

Current Board members remaining are as follows:

Karen Lechelt, Treasurer

Brian English Architectural control

Tonya Medlen, Compliance

Jennifer Floyd, Pool

It was reported that we have 422 homes and over 800 adults in the POA and we are in need of additional committee members. Hiring someone to run the POA would cost \$600 per house hold per year and we were in agreement that that was not acceptable. Volunteers were encouraged to step forward.

Discussion was undertaken regarding allowing the pool to be taken over by the City and the general consensus was that we want to keep and manage our pool.

We discussed several general volunteer positions which need to be filled as follows:

- General maintenance to coordinate inspections and repairs for pool, pavilion and entrances
- Person to be in charge of key fobs for pool area.
- Pool upkeep
- Beautification
- POA board jobs as above.
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The following people for board positions needed were nominated and vote called with unanimous approval as follows

Mike Landry – President: Motion by John Creech, second: Deb Langley, Vote: Passed unanimously

Deb Langley- Secretary: Motion by Brian English, second by Karen Lechelt, Vote: approved unanimously

Garry Elrod, Vice-President: Motion John Creech, second Harold Kirkpatrick Vote: approved unanimously.

Mark Hinz volunteered for general maintenance committee.

Jeremy Townsend volunteered for Architectural committee.

Duties of above POA board were outlined:

President: Needs to have a clear understanding on covenant, lead board understanding that the Board makes decisions, not one person.

Secretary: Minutes, website, email and FB notifications.

A discussion was undertaken regarding the safety or lack of such with the playground equipment. The wooden equipment has rotted and is not safe for children to play on any longer. Mike Landry volunteered to take that down and haul away. This will be done within the next week. The gate will be locked to the playground area now. All metal equipment was discussed and will be addressed by the Board. Motion was made by Mike Landry, second Garry Elrod Vote: approved unanimously

The issue of unsupervised children and teens coming to the pavilion area and vandalizing the pavilion/pool/office area. There have been teen caught undressed in this area. This has been witnessed by houses adjacent to the area. Police have been called on numerous occasions regarding these incidences. Most coming to the area are not residents of our neighborhood, however some are. The last of these incidences vandalized the gate locks so badly that they will need to be replaced in the range of \$2,000.00+. The board has voted unanimously to press charges against the three teens who vandalized recently. We also discussed the possibility of community service for restitution.

A discussion was undertaken regarding charges for pool access for the season for renters that we charge renters \$250.00 per year for pool access (nonrefundable) plus one time key fob charge of \$40.00. Motion by Karen Lechelt, seconded by Kay Ruch, Vote: approved unanimously.

We discussed putting up a barrier to be closed during non-operating hours with signage to reflect those hours. Board will explore options and put this in place.

Newer camera security system was discussed and board will explore those options.

Neighborhood watch Committee was discussed and the need for minimize contact with perpetrators and have police do the work. We discussed options of security systems where the police can have access to the video, have the police patrol more frequently. The POA board will explore options regarding this.

Karen Lechelt, treasurer announced that the pool loan will be paid off this year. She also announced that outstanding dues are down to \$3000.00. Karen also discussed the 5% increase in due this year as the cost to operate has gone up across the board.

Treasurer presented the financial report which is attached.

Tommy Creech made motion to approve the report, seconded by Michael Landry, Vote: Approved unanimously.

Motion was made by Claire Langley to adjourn the meeting, seconded by Mike Landry and the meeting was adjourned.

Respectfully submitted:

Brian English, Substitute secretary.