

Heritage Farm POA Board meeting.

9-9-24

Members present:

Deb Langley

Gregory Privett

Jennifer Floyd

Garry Elrod

Karen Lechelt

Don White

Jonathan Elrod

Absent:

Marisol McMenemy

John Sutton

The meeting was called to order by President Garry Elrod.

Minutes from last month's meeting were approved as read.

TREASURER'S REPORT

Treasurer's report was given by Treasurer Karen Lechelt.

Karen reported we have \$11,735.00 in outstanding dues.

Bank balance total is \$122,231.92. This balance includes the amount we must carry in the account at all times per bank rules

Karen reported a "test file" of an account in the amount of \$1,561.94 was sent to RMC Collections (Bea Cheeseman) to see what she can collect vs just filing lien on outstanding bills.

The review of our QuickBooks has been completed by Hamilton Associates in Little Rock, Arkansas. They were sent all bank statements from 2018 to present for inclusion in this review. The books are noted to be in order.

Karen contacted Central Bank about the possibility of a loan for the pool repair. The following will be needed for them to give a loan:

- Copy of BOA

- 2022 and 2023 taxes
- Board resolution authorizing the borrow money
- Estimated amount of repairs.

Interest rates for Central bank on a 2 year loan would be 8.5%. Karen will check with 1st Security Bank, Bank OZ and a credit union regarding interest rates and report back.

Karen reported that salt for pool usually costs \$400 per year vs chlorine and chemical of \$1,200. We also discussed the difference in the water bill during the summer with the pool and watering at the entrances.

Jennifer presented one quote to resurface the pool which was from Blue Water for \$68,397.50

We will table to pool for the next meeting when hopefully we will have another bid for repairs.

Treasurer's report was approved upon motion by Jon, seconded by Jennifer and motion approved.

COMPLIANCE REPORT:

Greg sent a compliance report via e-mail. There are several ongoing issues which continue being handled through this committee. He reported several fines were given for parking on the street.

OLD BUSINESS:

Baily, landscaping personnel, heard we were looking for someone to remove trees on the entrances and would like to submit a preliminary quote for this work with cutting trees, removing stumps, grading land, and seeding grass to be approximately \$5,200.00. He will get an itemized quote to us.

Baily has remove the vegetation in the creek beds and has asked to use herbicide. This was approved.

The sprinklers are not working properly at the entrances. Baily will check these and follow up with Karen regarding issue.

Karen and Deb will take care of picking out seasonal plants and mulch for the entries for Bailey to plant and maintain.

Security cameras: We got a quotes as follows:

-Triple S for upgrading the video system serve and adding 2 cameras for \$5,448.00.

-Natural State quote 3,105.00 +tax

-7-Smart \$4,133.62 including tax.

John and Garry will confirm with 7 Smart about cameras and quote and the board will vote after this is confirmed.

Stacey Curtis was in charge of having street lights repaired and drainage at the pavilion. She has agreed to see these projects to completion though she will no longer be on the board.

NEW BUSINESS:

We discussed Frank Baptist invited the Chief of Police and Division of Community Development for neighbors' discussion. Next month he will invite the mayor for discussion of things happening in Benton.

Due to Marisol and Stacey stepping away from the board and the social committee, we discussed asking Ellie Keever to head the Social/decorating committee with board members Karen Lechelt and Deb Langley being contacts for that committee. Ellie has agreed to head the committee.

Creek flooding issue. Jennifer will take pictures and get them Mr. John Partan, Community Development, regarding cleaning and deepening. These creeks are for waste water and hopefully the city will help with those issues.

A discussion was undertaken regarding the change of POA lawyer. Jennifer has the name of an attorney who deals with POAs which was recommended to her and will check on these to report back.

Karen made a motion that we ask Bob Patterson to come on to the board since he was one the nominees for vote at the annual meeting. Seconded by Deb. Motion carried. Garry will contact Bob and asked him to officially come onto the board.

Garry announced that it is very difficult to get everyone at two meetings per month. We will go back to one monthly meeting which will be the second Monday of each month, next being October 14, 2024.

Meeting was adjourned.

Respectfully submitted,

Deb Langley, Secretary.