

POA Board of Directors regular monthly meeting.

June 9, 2025

MEMBERS PRESENT:

Deb Langley

Luanne Bradford

John Sutton

Tanner Ward

George Mendonca

Drew Privett

Jonathon Elrod

Gary Elrod

Carton Grave out of town for work, attended meeting via phone.

Meeting was called to order by Garry Elrod

Minutes from the May meeting were dispersed prior to meeting via e-mail. Motion to approve minutes was made by Jon Elrod, second by Garry Elrod and motion carried.

TREASURER'S REPORT

Jonathan Elrod gave the treasurer's report. Ending balance for May was \$45,312.76 for the operating account and \$55,008.16 for the Paypal account.

Jonathan reported that we collected 64,797.95 for dues to date. 62% of the homes have paid their dues for the year thus far.

We transferred to Quick Books on-line. Besides Jonathan, Tanner Ward and John Sutton will be the two additional people who can log into that program.

We discussed that those not paying dues by July 1st will be assessed a late penalty and their pool fob will be deactivated.

Motion was made by George to approve the treasurer's report, second Deb and the motion carried.

COMPLIANCE REPORT

Drew Privett reported he is notifying police for those parking illegally on the wrong side of the street.

Drew has had some questions regarding basketball goals. This was briefly discussed and reviewed. In the past we have determined that if the goal was not a permanent fixture, i.e. in concrete or mounted on the house, they would be acceptable.

ARCHITECTURAL CONTROL:

Carlton Grave reported that his committee in addition to himself was comprised of the following:

1. Melissa Elrod
2. Brian English
3. Jennifer Floyd

They had four requests which were approved as follows

- 3400 Peachtree-Expanding driveway
- Rachel Aims - fence in backyard
- 3787 Peachtree- extend their patio
- 3502 Cloverhill Lane- improvements/repair to concrete slab on patio and install French Drain.

Carlton reported that he had been asked about above ground pools. We discussed that this is not allowed in the Heritage Farm Subdivision.

SOCIAL COMMITTEE:

Deb gave an overview of the "First Thursday Block Party" coming up in July which will be an Old Fashion Fourth Celebration as well as other activities coming up through the rest of the year. A request was made from the social committee to discuss regarding amount of monies available for the monthly activities. Jonathan made a motion to allow \$150.00 per month for social events and a pro-rated amount of \$600.00 will be allowed for the first six months of the year. Drew second, motion passed.

POOL REPORT:

Lights on the poles around the pool are needed to be replaced. Garry will check into this and report back to us.

We briefly discussed the pool rules in context of the incident recently in which the police were called. The people involved were renters who live in our neighborhood. The owner of the home was notified that the pool fob was turned off as a result of their activities. He was in agreement.

We will discuss possible revision of the rules at the next meeting.

BEAUTIFICATION COMMITTEE:

Luanne Bradford (chair) reported that the committee met and went to both entrances for inspection. Each member of the committee was asked to think about their ideas for the entrances and email to her. Luanne provided the board with several options according to those ideas submitted.

The board had a detailed discussion regarding the entrances. It was decided that we would send RFPs out for three bids for the beds at Hazelwood and see what that brings us regarding approximate price to do demo and hardscape.

OLD BUSINESS:

Luanne has come up with a Heritage Farm Proper Owners Association Pavilion Rental Deposit refund acknowledgement form. She will use this form to make sure that everyone gets their refund on deposit back in a timely manner.

John gave an update on the new signs. The three smaller signs are up. ETA for final materials for large signs the end of the first week in June. Hopefully we will have signs by the end of July. The owner of the company making the signs has had medial issues from which he should be released in the next couple of weeks.

We discussed the lawn maintenance contract. George and Garry talked with Baylie regarding our expectations. Baylie asked about doing the jobs per diem. No mulch and no flowers. We will discuss this next meeting.

NEW BUSINESS:

Bradford Pear Tree clean up is in progress. The City of Benton took out the trees and storm debris along the entrances. Albert Cimino volunteered to repair the fence on the Hazelwood entrance damaged by the fallen Bradford Pear. He and Garry handled and completed that project.

We will get three bids for stump grinding and proceed with that project as soon as the bids come in.

We discussed the rock wall repair at the pavilion. George obtained three bids which were between \$5,600.00 and \$7,200.00 with Point of View being the lowest. The board had a few questions for the company which George will clear up and we will vote on that project as soon as the clarification on the bid comes in.

We discussed having the locks at the pavilion rekeyed and Deb will arrange for that.

Meeting was adjourned.

Respectfully submitted,

Deb Langley, Secretary