

Heritage Farm POA Board Meeting
July 13, 2026

Present: Tanner Ward, Jonathan Elrod, Deb Langley, Drew Privett, Carlton Graves, John Sutton
On the Phone: George Mendonca, Garry Elrod

The meeting was called to order and the minutes from the last meeting were approved.

Treasurer's Report - Jonathan Elrod

Operating account:

- June opening balance \$25,656.05
- June ending balance \$63,219.66

PayPal account:

- June opening balance \$63,040.57
- June ending balance \$73,221.12

We had about \$48K in revenue (POA dues) and about \$11K in expenses last month. There is currently about \$19K in outstanding invoices — most of them from the same small group of homeowners who owe multiple years. We discussed settling this with either foreclosures or small claims court in the fall.

We also have a lot of small account balances due to rounding differences between QuickBooks, PayPal, payment links, etc. Jonathan will provide Deb a list and she will begin contacting these homeowners to see how they'd like to handle their balance. Jonathan is working on a solution for homeowners with credits. These balances/credits are very small (mostly less than \$1) but have to be dealt with for clean accounting.

Old Business

Lindsey's is coming out tomorrow to finish repairs on the pool's lights. They'll need to close the pool again and we sent an email about this tonight. Follow-up work was completed on July 14. The board voted via text on July 16 to approve Lindsey's to do a dye test on the new lights. This was completed on July 21, and two of the lights were leaking and repaired.

Garry is working with Tray to repair the pavilion lights. The project was approved. The lights were backordered and arrived Aug 5. This project should be completed in August.

Garry also called the city about replacing lights throughout the neighborhood. Benton Utilities does replace bulbs, but only when the light goes out. They would be replaced with LED lights at no charge to the POA.

New Business

We plan to clean the office out in the next couple of months:

- Deb will get on Facebook to try and find a desk for us to use in the office so we can get the larger desk out of there.
- We will purchase some new shelving for organization.
- We have an old video security system (SimpliSafe) in the office that we would like to get rid of. John will research how much we would be able to sell it for. These proceeds will go to pay for the new desk and shelving.

Compliance - Drew Privett

There were no major complaints over the past month. Various notifications have been sent about high grass and having junk piled up, and a wrecked car on the corner of Forge. The grass is usually taken care of immediately, and we will start fining for the vehicle on Friday if it's not taken care of.

Architectural - Carlton Graves

No new requests since last meeting.

Landscaping - George Mendonca

George sent Bailey's monthly update, including adjusting irrigation, trimming pavilion bushes, mowing the retention pond and several other projects. Bailey is trying to make contact with the people who live in the curve on Boone about mowing 1-2 strips on the other side of the Hazelwood flowerbed since they continue to blow their grass clippings into the bed.

Bailey is also going to replace a shrub at the Heritage Farm entrance that died because the sprinkler was set wrong.

The board approved via text having Chris Stringer inspect and repair several faulty sprinkler heads on Hazelwood.

Deb had extra keys made for the office for Luanne, Drew and Carlton.

Daniel will be gone a few days, so Kay will be monitoring water levels, etc. while he's gone. Garry upped her key fob to admin for the week.

The back door at the pavilion isn't shutting correctly. People have been using it to get into the pool without a key fob. We discussed having a repairperson come in and look at the magnet. We can't hard lock it for safety reasons.

Social Committee - Deb Langlely

The annual luau is coming up on July 23 (Thursday). The board will attend and volunteer. We will have popcorn, ice pops, punch, games, swimming, and time together as a community. The social committee is putting some posters up at the pool/playground tomorrow or Wednesday.

Meeting adjourned.

Action Items

- John will research selling the camera equipment.
- Tanner will research gate costs for the pool.
- Deb will send some new dates for the office cleanout.

Submitted August 10, 2026

Tanner Ward, Secretary