

BERRY FARM PROPERTY OWNERS' ASSOCIATION
BOARD MEETING MINUTES

AUGUST 18, 2026, 6:30 PM

Attending: Mitch Ulrich (Director); Scott Burnett (Director); Todd Sexton (Director); Emily Amadon (President); Jennifer Young (Vice-President); Rebecca Dixon (Treasurer); Dawn Poaletti (Secretary); Dale Regenold (RARC Chair); Sarah Jeffreys (Social Chair); Harold Beaver (RARC)

Meeting called to order at 6:36 pm by E. Amadon, President

Approval of May 13, 2026 Minutes – Approved by Board via email on May 29, 2026

Treasurer's Report

- Treasurer's Report as of 8/10/26
 - Arvest Checking Account: \$16,683.20
 - Arvest Savings Account: \$869.06, Interest YTD: \$1.08
 - AR Federal Credit Union CD: \$15,558.60
 - Interest YTD: \$356.44, Interest Rate: 3.784%, Maturity Date: 9/13/26, Rebecca to research other high-yield savings accounts
 - M. Ulrich motioned to roll over CD for another 6 months, S. Burnett 2nd, All in favor
- Update of corporate documents for new director, Filed 7/17
- With water crisis need to consider City raising rates
 - Next year's budget will include buffer money – to be discussed in next board meeting to be voted on in December
- Include new due date for dues on website documents (**D. Poaletti**)
- Demonstration given for management software opportunities (this covered items tabled from last meeting -emails lists and electronic payment ideas)
 - M. Ulrich motioned to approve month to month payment for Easy POA Program (\$89/month), S. Burnett 2nd, All in favor. **R. Dixon** to get contract initiated with Easy POA
- Violation fines need additional clarification and detail

Committee Updates

- RARC
 - All communication sent to the RARC should be sent to all committee members
 - Island updates
 - Renovation completed – total spent \$10,668.30
 - All new low voltage electrical wiring and lighting in island and on east and west sides
 - Trees on West Drive being trimmed every other yea. Next date will be end of 2027
 - Treatment was not made
 - Irrigation system updates (Conserva frustrations)
 - Hose broken
 - Need to check spigots
 - Alternate bids needed for this work
 - Threshold without board approval \$700
 - Christmas lights – M. Ulrich motioned for RARC to send letter to remove Christmas lights in accordance with covenants – not violation letter, T. Sexton 2nd, All in favor

- Social Committee
 - Fall festival dates – Sunday, October 25, 3-5, looking into bouncy houses, save the date on website (**D. Poaletti**)
 - Welcome basket – bird seed wreath, 1 move in
 - Not much attendance for July 4th bomb pop activity
 - Fall yard sale dates - October 2nd and 3rd
- Old Business:
 - Lot 40 (Dixon) document draft – still issues to be resolved
 - Email list access –
 - S. Burnett received some bounce back – work needed to update records
 - Gifts for outgoing Officers/Director by year end - tabled
 - Mailbox project status
 - Of all notices sent out 10 want S. Burnett to paint and charge owner
 - 70% of boxes need some attention (paint, flag, door, number size)
 - Need Residential Design Guidelines approved – **S. Burnett** to create document for Board approval
- New Business:
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- Next meeting date: October 5th, 6:30 pm
- Adjournment: 9:00 pm