

Berry Farm Board Meeting
Tuesday, December 23, 2025, 5:00 pm,
Sasha Torres' home

Attending: Reagan Binns (Director), Mitch Ulrich (Director), Scott Burnett (Director), Sasha Torres (President)

Meeting called to order at 5:04pm by S. Torres, President

Agenda:

- Delineating POA volunteer roles to provide clearly defined job duties, improve cohesive teamwork, and prevent miscommunication
- Sasha Torres will be stepping down as President after this year's annual meeting. There are 2+ individuals interested in serving the POA in some capacity 😊
 - Board Members- approve/deny motions and appointments for officers and committees, point of elevation from RARC, covered by insurance, enforcement of Covenants & Bylaws, work alongside Treasurer in fiduciary roles, approving/denying motion in committees' contracts, legal compliance
 - President- holding meetings, acts as spokesperson/buffer for POA board members, support committees, POA communication through Nextdoor, email, website, keep meetings on time, secure POA annual meeting location
 - VP- fills in as needed when President is absent, supports as needed
 - Treasurer-managing finances, pays utilities (Water & Electricity), collects dues, manages reserves, oversees insurance, taxes, financial reporting, legal compliance
 - Secretary- records meeting minutes (audit, bank, homeowners), legal compliance, has meeting minutes submitted for Board approval within 10 business days so that it is posted and communicated to entire POA (neighbors)
- Committees
 - RARC- approve/deny homeowner requests for exterior changes, common property maintenance, hiring vendors, acquiring bids/contracts and submitting for Board approval, communicates through Nextdoor and Board of Directors before any work is being done for transparency and lack of miscommunication
 - Social Committee- Welcoming Committee, annual Fall Festival, checking in on neighbors, holiday events as weather permits
 - Newsletter: RARC content, format (Heather Wing-Volunteer-if attending meeting in person. If not, President does format), Distribution (President via Nextdoor, email)

Annual POA Meeting:

- First Baptist Church-reached out, no word yet
- Trinity Grace Church- said yes, whenever they are not currently under construction

Next meeting date: January 12, 2026 – Dale's Home

Adjournment – 5:59 pm

Board of Directors			
<ul style="list-style-type: none"> ● Covered by insurance ● Appoint officers & chairs ● Approve/deny motions and contract bids ● Work alongside Treasurer in fiduciary role 		<ul style="list-style-type: none"> ● Enforcement of Covenants and Bylaws ● Ensures legal compliance w/Treasurer ● Elevated step from RARC <p>-On Bank Account w/Treasurer</p>	
President	Vice President	Treasurer	Secretary
<ul style="list-style-type: none"> ● Act as spokesperson for POA and buffer for Board of Directors (Nextdoor, Email, Meetings, etc) ● Hold meetings & keep them on time ● Support Committees ● Publishes/shares POA Newsletter (email, Nextdoor) ● Secures Annual POA meeting location 	<ul style="list-style-type: none"> ● Support president ● Fill in as needed when president is absent ● Oversee projects as needed 	<ul style="list-style-type: none"> ● Manages finances <ul style="list-style-type: none"> ○ Budget ○ Annual dues ○ Utility bills ○ Reserves, Ear-marked Savings ○ Taxes ● Financial Reporting ● Oversees Insurance ● Ensures Legal Financial Compliance 	<ul style="list-style-type: none"> ● Records meeting minutes ● Submits meeting minutes <u>within 10 days</u> to post on website ● Ensures legal compliance (audit, bank, homeowner accountability)
Social Committee		RARC Committee	
<ul style="list-style-type: none"> ● Oversees annual Fall Festival ● Plans seasonal events ● Welcoming Committee & checking in on neighbors 		<ul style="list-style-type: none"> ● Oversees exterior home changes comply with governing documents ● Approve/deny homeowner requests ● Common area maintenance along West Dr. and center island <ul style="list-style-type: none"> ○ Acquire landscaping bids ○ Negotiate landscaping contract ○ Submit bids for Board approval ○ Communicate <u>beforehand</u> w/work being done through Nextdoor & Directors 	

Notes:

EXPIRED PROPOSAL

Conserva Irrigation of NW Arkansas
 2851 Honeysuckle Lane
 Suite D
 Rogers, AR 72758
 (479) 935-2700



NWArkansas@conservairrigation.com
<https://www.conservairrigation.com/nw-arkansas>
 Conserva Irrigation of NW Arkansas

Billing Address

Sasha Torres & Scott Burnett
 Berry Farms POA
 5204 Village Parkway Ste 11
 PMB 114
 Rogers, AR 72758
 (979) 739-4305
 officers@theberryfarm.net

Service Address

Sasha Torres & Scott Burnett
 Berry Farms POA
 5718 S Berry Farm Dr
 Rogers, AR 72758
 (979) 739-4305

Date	November 10, 2025
Total	\$1,144.00

This proposal expired on 12/10/2025

NOTES

replace multiple nozzles with toro high precision nozzles to save on water and cover landscaping more efficiently, aswell as cap three heads that are watering a private yard, and add a locking cover to the control panel

Item	Description	Qty	Amount
Service Call	Service call/repair work	1	\$0.00
Service Call Charge	Service Call Charge	1	\$99.00

Upgrade Spray Nozzles	Upgrade existing spray nozzles with Toro Precision™ Spray Series Nozzles	30	\$870.00
Miscellaneous	locking cover for Hunter pro c controller	1	\$100.00
Miscellaneous	cap three heads off	3	\$75.00
		Subtotal	\$1,144.00
		Tax	\$0.00
		Total	\$1,144.00

TERMS AND CONDITIONS

LIMITED WARRANTY STATEMENT: Conserva Irrigation ("Service Provider") guarantees the quality of the work performed at the Client's ("Client" or "Customer") premises. This warranty is effective for products installed and services provided by the Service Provider. Service Provider warrants to the original end user customer of its products specified below that its products are free from defects in material and workmanship. Repaired parts or replacement products will be provided by the local Conserva Irrigation Franchisee on an exchange basis and will be either new or refurbished to be functionally equivalent to new. Purchaser must present acceptable proof of original ownership (such as original receipt or other documentation Conserva Irrigation Franchisee deems acceptable).

DURATION OF WARRANTY: One-Year Extendable Warranty. Conserva Irrigation warrants all parts installed by Service Provider for a period of One Year from the date of installation. This warranty may be extended up to Five Years on all parts installed by Service Provider by purchasing a seasonal service package each contiguous year offered by Conserva Irrigation. Service Provider does not warrant damaged caused by lightning and other "Acts of God", root intrusion, power surges, freeze damage, rodent damage, and similar events. Damage or material failures due to abuse or negligence by customer or other contractors are not covered by any warranty.

SITE CONDITIONS: The estimate for work provided is under normal site conditions. If after the work is started Service Provider identifies abnormal site conditions (i.e. unfavorable soil conditions, organic or other debris, excessive root growth, etc.) not foreseen in the estimate, the Service Provider will stop work immediately and inform the Client of any changes in the estimate. If the Client does not agree to the new estimated price, the Client agrees to pay for all work performed prior to the work stoppage.

UTILITY MARKING: If needed, the Service Provider will contact the public utility locating company to have the public utilities marked in the designated work area. Any private utilities on the property, (i.e. dog fence, private electric and gas lines, landscape lighting, etc.) are the responsibility of the

Treasurers Report

January 2026

End of Year	Bank Balance	\$14,110.59
	Savings Balance	867.98
	CD	15,202.16 - earmarked for RREC
Yearly Income		21,985.56
Yearly expenses		19,495.34
EOY Balance		2,490.22

I will transfer the balance into savings if approved by the Directors.

I will be doing the Income Tax form this week.

Respectfully Submitted,

Terri Ellett, Treasurer

A handwritten signature in black ink, appearing to read "Amanda", is located in the upper right corner of the page.

January 12, 2026

Request by Emily Amandon at 5750 W. Collins. Project for landscaping in their back yard. Approved January 6, 2026

Request by Leah Acuach at 4433 Collins for painting of trim and gutters on home. Approved 10/16/25