

Berry Farm POA Board Meeting Minutes

Monday, May 6, 2025, 6:00 pm,
Dale Regenold Home

Attending: Reagan Binns (Director), Justin Leard (Director), Mitch Ulrich (Director), Sasha Torres (President), Terri Ellett (Treasurer), Dale Regenold (RARC Chair), Dawn Poaletti (Secretary), Scott Burnett; absent: Dave Zemlicka (Vice-President)

Meeting called to order at 6:02 pm by S. Torres, Board President

Approval of March 10, 2025 meeting minutes – R. Binns motioned to approve, J. Leard 2nd, All in Favor to approve.
Approval of Annual Meeting minutes – R. Binns motioned to approve, J. Leard 2nd, All in Favor to approve.

Treasurer's Report

- Recommendation to put savings into a CD – ½ for 6 months, ½ for 3 months, J. Leard made motion to approve said recommendation, M. Ulrich 2nd, All in favor.
- 3/31/25 balance – Savings \$15,849.00, 4/30/25 balance - Checking \$27,036.93
- 4 unpaid units as of 5/2/25

Committee Updates

- RARC/Common Area
 - Trees to be treated again – cost \$875.00
 - 10 trips to compost – cost \$1,500.00
 - Trimming to be done at dormant stage.
 - Motion to approve additional \$300 for mulch and flowers made by J. Leard, 2nd M. Ulrich, all in favor (We perceive a reduction on last payment with lawn care company.)
 - Wellness check needed on 4513 Blue Ray Circle – to visit home after meeting
- Social Committee
 - Recent Egg Hunt activity brought about 35 participants – even in the rain
 - 5705 – New owner received welcome baskets
 - Fall festival to be determined at future meeting.

Old Business:

- Reserve funds into a CD – see note under Treasurer's Report
- Annual meeting facilities suggestions that would reduce hefty school fees – Kathleen Johnson Park was proposed.

New Business:

- Transfer fees to be increased? – Board agreed to keep at \$250.00
- Dues amount for 2026? – We could raise dues an additional \$62.50 but board decided to wait until repair costs for irrigation were factored – Item tabled until next meeting. (we are currently compatible with other POAs in the area.)
- Electrical issues with breaker box – completed 5/6 – new GFCI switch and cover
- Irrigation repair bids – S. Torres and S. Burnett to obtain, recommended to ask D. Zemlicka of history
- Conserva to perform winterization, testing, and mid-season test on irrigation.
- Other irrigation – M. Ulrich to zip tie close system; S. Burnett to make sure draining of irrigation
- Metal edging costly and not available; Stage 3 – Hard plastic for washout for fall – tabled
- Board member volunteers for J. Leard position
 - John Edwards
 - Todd Sexton
 - Scott Burnett
 - Upcoming board replacements (2026 – R. Binns, 2027 – J. Leard (resigned), 2028 – M. Ulrich)
 - R. Binns and M. Ulrich elected Scott Burnett to fill the vacancy for the unexpired term of predecessor J. Leard
- D. Poaletti to be paid for neighborhood signs

Next meeting date: TBD – After summer (August)

Adjournment – 7:16 pm