

Berry Farm POA Board Meeting Minutes

Monday, January 6, 2025, 6:00 pm,

Dale Regenold Home

Attending: Reagan Binns (Director), Sasha Torres (President), Dave Zemlicka (Vice-President), Dale Regenold (RARC Chair), Dawn Poaletti (Secretary), Kim Sexton (Social) and Harold Beaver (RARC); absent: Justin Leard (Director), and Terri Ellet (Treasurer)

Meeting called to order at 6:05 pm by S. Torres, Board President

Approval of October 14, 2024 meeting minutes – Due to only one director in attendance, minutes will be approved via text or email communication on a future date.

Treasurer's Report

- EIN paperwork is complete, R. Binns (Director) will open a new bank account at Arvest Bank soon.
- 2024 left a surplus of \$747.29 to be applied to reserve funds.
- 2025 budget was reviewed. It was suggested that landscaping should be increased by \$1500 and any surplus should be categorized as reserve funds or added as overdue maintenance category. R. Binns to contact T. Ellet to revise.
- 12/31/24 balances – Savings \$15,092.58, Checking \$11,822.58

Committee Updates

- RARC/Common Area
 - Bid received from 2 Boys and a Mower, LLC for \$10,550. D. Regenold to contact vendor regarding clean up line item. We would also like to know if they have nursery contacts to get better pricing on mulch and annuals for beds. Approval by Board of Directors needed to proceed.
 - Request made for newsletters to be posted on website only – no more mailings.
- Social Committee
 - Fall Festival was well attended. No date set yet for 2025.
 - Spring Yard Sale date to be determined.
 - Basket delivered to new owners on Blue Ray.

Old Business:

- POA Compliance with IRS – *completed? Yes, see above note from treasurer.*
- Water/Irrigation issues – *Conserva submitted bid to turn irrigation on/off and set times for watering.*
- Raising of Transfer Fees to \$250.00 – *Treasurer notified for realtor inquiries.*
- *How to deal with speeders on Berry Farm Drive – S. Torres to add notification to NextDoor App asking members to notify visitors of traveling too fast through subdivision. She will also contact the resident police officer for suggestions.*
- Landscaping Contract Termination Letter – sent? – R. Binns to inquire with J. Leard about completion
- Gate at entrance? – *Until reserve funds allow for a purchase of this amount this plan will be tabled*

New Business:

- Resignation of Board Member Al Stroh – need replacement
 - Per By-Laws, Section 4.8, "Any vacancy occurring in the Board of Directors shall be filled by the Board of Directors even if the remaining Directors constitute less than a quorum; provided, however, that in the event of a vacancy a Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office." A. Stroh's position was due to renew at the 2025 annual meeting.
 - R. Binns to ask Mitch Ulrich, and Donny Johnston. S. Torres to add notice to NextDoor App for volunteers. Nominations need to be received by 2/17/25.
- Annual Meeting Date – March 31, 2025

Next meeting date: March 10, 2025; 6:00 pm, D. Regenold Home

Adjournment – 7:03 pm