

Berry Farm POA Board Meeting Minutes

Monday, October 14, 2024, 6:00 pm,

Dale Regenold Home

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

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

Approval of August 19, 2024 meeting minutes – J. Leard motion, A. Stroh second, all in favor

Treasurer's Report

- Still unsure of normal water bill amounts as irrigation and leaks have been an issue.
- Once EIN paperwork is completed, R. Binns (Director) will open a new bank account at Arvest Bank – still waiting to receive the paperwork

Committee Updates

- RARC/Common Area
 - See attached report for list of call/contacts made regarding violations
 - Landscaping contract has been breached and two bids have been requested (Green Thumb and Mendez who is the contractor for Bent Tree). Motion by J. Leard to terminate contract as of last notification from Blue Viking, R. Binns second, all in favor
 - **J. Leard** to compose and send letter to Blue Viking regarding termination of landscaping services
 - R. Padgett (5719 Berry Farm Dr) to be instructed to remove pallets in front yard.
- Social Committee
 - Preparing for Fall Festival on October 27, 3-6 pm (Chili cook off, bike parade, cake walk, bouncy house are the planned events)
 - Basket delivered to new owners on Blue Ray

Old Business:

- Late Fee assessments to be added to 2025 notices in Nov/Dec
- POA Compliance with IRS – *completed?* – *Not yet*
- Raising of Dues to \$250 effective 1/2025
- Water/Irrigation issues – Conserva coming 10/21 to turn off irrigation. Who sets the times for watering?

New Business:

- What can we do about vehicles speeding on Berry Farm Drive?
 - R. Binns – can we put up a gate at entrance
 - Possibilities to open into island area
 - To be kept open during the day and closed at night
 - Needs more investigation
- S. Torres recommends increasing transfer fees for newly sold homes. J. Leard motioned to raise the transfer fees to \$250.00 effective 1/1/25, R. Binns second, all in favor.

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

Adjournment – 7:11 pm