

Berry Farm POA Board Meeting Minutes

Wednesday, May 13, 2026, 6:30 pm,
Dale Regenold Home

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), Alisa Leard (RARC), and Harold Beaver (RARC)

Meeting called to order at 6:32 pm by E. Amadon, Board President, welcome to our new Director, Todd Sexton

Approval of April 8, 2026 Annual Meeting minutes – Approved by Board via email on 4/14/26.

Treasurer's Report

- Arvest Checking = \$23,438.33 as of 5/13. Savings = \$868.32, CD = \$15,411.16.
 - Consideration of moving savings into checking in future. Currently the amount is earmarked for gifts for outgoing officers/director.
- Discussion on creating a treasurer email tabled until investigation of possible new website is decided.
- **R. Dixon** to be added to Arvest account
 - To reaffirm previous meeting decisions the following is provided:
 - Sasha Torres completed her one-year term as President on 3/30/2026 and Emily Amadon was elected as President by the Board of Directors on 3/30/2026
 - Terri Ellett resigned as Treasurer on 3/9/2026. David Zemlicka (Vice-President) filled in as interim Treasurer until Rebecca Dixon was elected Treasurer by the Board of Directors on 3/30/2026.
 - Todd Sexton was elected Board of Director to serve a 3-year term by majority member vote held through electronic means.
- **R. Dixon** exploring ways for owners to pay dues electronically – tabled until next meeting when possible new website is decided
- Update of Corporate documents for new Director? **R. Dixon** to inquire with T. Ellett to see how these were initially set up to verify registered agent established with Arkansas Secretary of State.
- R. Dixon requested a third person be added to the CD account at Arkansas Federal Credit Union. S. Burnett and T. Sexton to schedule the appointment at AFCU to add Todd Sexton as a third member of the account.

Committee Updates

- RARC/Common Area
 - Island updates – met with electrician – east side doesn't currently function. Work to be completed before weed barrier or rock. Trees have been planted. Currently bringing water to the site. Hold off on edging
 - Irrigation system updates – Summerization process has been completed. Repairs/replacements have been made to multiple nozzles. Currently waiting to turn on. M. Ulrich motioned to approve \$600 bill from Conserva, S. Burnett seconded, all in favor.
 - Neighborhood complaints – a more permanent solution to yard maintenance is being made
- Social Committee
 - Committee will meet in June/July to discuss fall ideas
 - Welcome gift baskets – 4 distributed
 - Discussion on placing flags in entrance island for Memorial Day/4th of July. M. Ulrich to donate a pack and S. Burnett will place at entrance

Old Business:

- Lot 40 (Dixon) document draft – tabled
- Email list access – **S. Burnett** needs email access in order to contact owners with mailbox issues
- Gifts for outgoing Officers/Director will be taken care of before year end

New Business:

- Signing of Bank Account Documents to reflect changes – resolved during Treasurer report

Next meeting date: **Tuesday, August 18, 2026**, 6:30 pm, Dale Regenold's home (ongoing important communication will continue to happen through emails and group texts)

Adjournment – 8:22 pm

May 13, 2026

Requests from Homeowners since last meeting April 9, 2026

Harold Beaver- steel edging around front beds and possible mulch-
approved

Dale Regenold-redo front beds to install black rock and possible new
azaleas as well as tall skinny evergreens at corners on front of house.
approved

Sarah Jeffery-irrigation repair after being damages during approved
landscaping project. approved



2026 Berry Farm Mailbox Update Project

TO: All Berry Farm property owners
FR: Berry Farm Mailbox Project team
RE: 2026 Berry Farm Mailbox Update Project

Property owners who attended the Annual March Spring meeting or have read email notifications sent by POA President Emily Amadon, will know a large amount of work has been ongoing to improve our subdivision. The Mailbox Update project is another phase of these enhancements.

- Project runs through September 30, 2026, with an objective of updating & standardizing all Berry Farm subdivision mailboxes.
- See the Berry Farm webpage (<https://theberryfarm.net/architectural-committee> > Mailboxes) for detailed information concerning full mailbox replacement, mailbox door replacements and material guidelines for spray paint colors, address numbers and flag options.
- Assistance is available for those needing it at the cost of:
 - \$25 – Single, standalone stand.
 - \$20 – Dual stands, per mailbox. Both owners must agree to work/cost before scheduled.
 - Materials (paint, numbers) are included with labor though there is an extra \$10 charge for flag replacement. Payment is due after notification of completion.
 - For questions or to schedule this work, email your name, address and cell number to: MailboxProject@theberryfarm.net. Property owners will be notified when work is scheduled.
- Any Owner's mailbox not upgraded by October 1, 2026, will be assessed a minimum \$50 charge to hire a contractor to upgrade non-compliant mailboxes. An extra \$10 charge will be added if flag replacement is needed.
- A three-member Berry Farm volunteer committee will walk the neighborhood to assess all mailbox conditions. An email (or mail) notification will follow alerting owners of work required to meet standardization goals. The Project committee will make monthly reviews through the end of September to make "pass/no pass" decisions.