

Berry Farm POA Annual Meeting Minutes

Monday, April 1, 2024, 6:15 pm

Bellview Elementary School

Attendance: 14 Homeowners attended in person, 1 on Zoom

Meeting called to order at 6:17 pm by M. Ulrich, Board President

- Introduction of Board Members, Officers, Committee Chairs by M. Ulrich
- Financial Update by T. Ellett, Treasurer – 2023 Expense Report, 2024 Budget - Reports attached
 - M. Ulrich shared reasons for extra expenditures due to landscaping and legal fees

Committee News:

- RARC Committee (D. Regenold, Chair) – This committee is currently combined with the Common Area Committee with 4 members currently serving.
 - New contract was secured with Blue Viking for Landscaping for 2024
 - Irrigation issues discovered where 2nd box needs to be located and serviced in order to allow more water to flow to shrubs.
 - Holly bushes were burned during the excessive winter freeze; more ground cover needed; additional planting near entrances being done.
 - Reminder by M. Ulrich that owners should go through RARC Committee for any projects to homes, yards, etc.
- Social Committee (K. Sexton, Chair)
 - Welcome baskets given to new owners
 - Successful fall festival was held and attended by many in 2023
 - There will still be community yard sales in the spring and fall, however, a permit must be applied for with the City of Rogers for any wishing to participate. There is no fee for this permit.

Voting Period/Call for Volunteers

- Reagan Binns (4431 W. Collins) agreed to continue to serve on the board.
- Justin Leard (4525 W. Blue Ray) agreed to serve another 3 year term (through 2026).
- Sasha Torres (5718 S. Berry Farm) volunteered for open President position (Mitch Ulrich stepped down but still willing to volunteer in the future).
- Dave Zemlicka (4409 W. Collins) volunteered for Vice-President.
- Heather Wing (5747 W. Cobbler) volunteered to write the newsletter.
- John Edwards (5744 W. Cobbler) volunteered to help with whatever is needed.
- Other Officers agreed to continue to serve for another year.
- Board members voted in officers for 2024-2025.
 - J. Leard motion for Sasha Torres to serve as President; R. Binns seconded motion; all in favor.
 - M. Ulrich motion for Dave Zemlicka to serve as Vice President, J. Leard seconded motion, all in favor.

Q&A Period:

- Q. H. Beaver – Why were the legal fees so high last year?
- A. There was an upgrade to the Bylaws, recertification of the POA Corporation documents, and communication with attorney regarding the burned unit on W. Cobbler.
- Q. K. Boyapalli – Have we considered other communication methods for disseminating our neighborhood information?
- A. The Board will investigate other applications.

Meeting adjourned at 6:55 pm.

BERRY FARM COMMUNITY ASSOCIATION TREASURER'S REPORT

You will see from our 2023 Expense Review that we had a surplus of funds in the amount of \$1,372.00. We had unbudgeted for expenses for our Attorney and Maintenance of the Light Poles. Most of our funds went to Landscaping and Maintenance of our entry.

Our Budget for 2024 shows a deficit. We will be using funds kept in a contingency fund to cover this. This fund is comprised of excess funds from previous years.

Dues will be increasing for 2025 to \$250 due to rising costs of everything. As of 2025 we will be imposing Late Fees for dues that are not paid on time.

We feel the entryway to Berry Farm reflects how we all feel about our neighborhood. For 2024, our Landscaping Budget will be higher, as we hope to have someone who is more conscientious. Taking better care of the trees and bushes on West is an additional cost. The bushes that froze last year will need to be replaced eventually. That will come at a very large cost. We also will have an irrigation repair. As our neighborhood ages the pipes are wearing due to the rocky soil, as I am sure has happened to many of us.

Respectfully submitted,

Terri Ellett, Treasurer

BERRY FARM COMMUNITY ASSOCIATION

2023 BUDGET COMPARED TO ACTUAL

	2023 Actual	2023 Budget	+/-
INCOME			
MAINTENANCE FEES	\$ 16,800.00	\$ 16,600.00	\$ 200.00
TRANSFER FEES	300.00	300.00	-
INTEREST EARNED			-
SUBTOTAL INCOME	<u>17,100.00</u>	<u>16,900.00</u>	<u>200.00</u>
GENERAL & ADMINSTRV EXPS			
WEBSITE HOSTING & NET DOMAIN	317.00	192.00	125.00
INFORMATION SERVICE/ANNUAL MEETING	225.00	225.00	-
INSURANCE	368.50	650.00	(281.50)
LEGAL FEES	1,293.00	300.00	993.00
OFFICE SUPPLIES	100.00	200.00	(100.00)
POSTAGE	175.00	175.00	-
PO BOX	176.00	160.00	16.00
MISCELLANEOUS EXPENSES, NOTARY	155.00	100.00	55.00
SUBTOTAL G & A	<u>2,809.50</u>	<u>2,002.00</u>	<u>807.50</u>
% of Total Income	16%	12%	
COMMITTEES			
SOCIAL COMMITTEE EXPENSES	876.75	1,000.00	(123.25)
COMMON AREA MANGMENT COMMITTEE EXPS.			-
RARC EXPENSES	99.34	100.00	(0.66)
SUBTOTAL COMMITTEES	<u>976.09</u>	<u>1,100.00</u>	<u>(123.91)</u>
% of Total Income	5.71%	7%	
UTILITIES			
ELECTRICITY	291.80	250.00	41.80
WATER	693.30	600.00	93.30
SUBTOTAL UTILITIES	<u>985.10</u>	<u>850.00</u>	<u>135.10</u>
% of Total Income	6%	5%	
GROUND MAINTENANCE EXPS			
LANDSCAPING & BEAUTIFICATION	6,981.84	6,982.00	(0.16)
REPAIR & MAINTENANCE	4,209.32	1,200.00	3,009.32
SUBTOTAL GROUND MAINTENANCE	<u>11,191.16</u>	<u>8,182.00</u>	<u>3,009.16</u>
% of Total Income	65%	48%	
TOTAL EXPENSES	<u>\$ 15,961.85</u>	<u>\$ 12,134.00</u>	<u>3,827.85</u>
(OVER)/ UNDER BUDGET	1,138	4,766	(3,627.85)
SAVINGS			
BEGINNING BALANCE	\$ 15,017.23		
INTEREST EARNED	37.58		
ENDING BALANCE	<u>\$ 15,054.81</u>		

BERRY FARM COMMUNITY ASSOCIATION

2024 BUDGET

INCOME

POA ANNUAL DUES	16,800
TRANSFER FEES AVERAGE	250
LATE FEES	-
TOTAL INCOME	17,050

GENERAL & ADMINSTRV EXPS

DUES & SUBSCRIPTIONS	353	Go Daddy Website and Email Annual
ANNUAL MEETING-RENT OF CAFETERIA	325	Annual Meeting Room Rental
INSURANCE	372	
LEGAL FEES	1,500	
POSTAGE	272	
STATIONARY & PRINTING	250	
PO BOX RENTAL	228	
MISCELLANEOUS EXPENSES	150	
SUBTOTAL G & A	3,450	
% of Total Income	20.23%	

COMMITTEES

SOCIAL COMMITTEE EXPENSES	1,000
RARC EXPENSES	250
SUBTOTAL COMMITTEES	1,250
% of Total Income	7.33%

UTILITIES

ELECTRICITY	300
WATER	600
SUBTOTAL UTILITIES	900
% of Total Income	5.28%

GROUND MAINTENANCE EXPS

LANDSCAPING & BEAUTIFICATION	10,000
REPAIR & MAINTENANCE	2,500
SUBTOTAL GROUND MAINTENANCE	12,500
% of Total Income	73.31%

TOTAL EXPENSES	18,100
-----------------------	---------------

(OVER) / UNDER INCOME	(1,050)
-----------------------	---------

SAVINGS BALANCE	15,055
-----------------	--------