

Berry Farm POA Board Meeting Minutes

Monday, March 9, 2026, 6:00 pm,
Dale Regenold Home

Attending: Reagan Binns (Director), Mitch Ulrich (Director), Scott Burnett (Director), Sasha Torres (President), Dave Zemlicka (Vice-President/Interim Treasurer), Dale Regenold (RARC Chair), Dawn Pioletti (Secretary), Sarah Jeffreys (Social Chair)

Meeting called to order at 6:01 pm by S. Torres, Board President

Approval of January 12, 2026 meeting minutes – Approved by Board via email on 1/18/26.

Treasurer's Report

- 62 owners have paid dues, leaving 22 owed.
- D. Zemlicka needs bank access for account balance
- S. Burnett approved continuance of CD in Arkansas Federal – currently 3.85% interest
- M. Ulrich motioned to approve expense incurred for placing door hangers on past due units. R. Binns second. All in favor. **D. Pioletti to print**

Committee Updates

- RARC/Common Area
 - Pricing for revamping island (see attached reports)
 - M. Ulrich recommends weed barrier
 - Maple trees will be pulled and Berry Trees planted
 - R. Binns motioned to approve \$4,000 to get island demoed (items 1, 2 & 4), M. Ulrich second, all in favor.
 - Irrigation system leak to be addressed with April backflow install on 4/2
 - Newsletter report to be generated for annual meeting – **D. Regenold**
- Social Committee
 - Easter social scheduled for 4/4 – S. Jeffreys organizing egg hunt – info needed for **D. Pioletti to print signs**
 - Spring yard sale scheduled for May 1st and 2nd
 - Possible Halloween activity

Old Business:

- March 30, 2026, 6:00 pm – Annual POA meeting at First Baptist Church, Room 93. Use Door #2 (voting door)
 - **D. Pioletti** to make signs and get owner sign in sheets
 - **D. Zemlicka** to provide 2025 P&L as well as 2026 Budget
- Mailbox doors – 4 residents were mailed notices about replacing doors. Nothing completed to date. Add to agenda items for annual meeting. **S. Burnett** to provide information to be placed on website.

New Business:

- Open positions as of March 30th – Board member (outgoing R. Binns); President (outgoing S. Torres); Vice President (outgoing D. Zemlicka); Treasurer (outgoing T. Ellett)
 - Members to vote on Board Member; Board to vote in Officers at annual meeting
- Welcome Sarah Jeffreys as Social Committee Chair
- Conserva Point of Contact will be new president and S. Burnett
- Board meetings to continue every 3 months
- S. Burnett would like to be reimbursed for weed control in curbing/sidewalks/asphalt. Discussion made to not use Round Up brand – seek for more green option.

Next meeting date: Monday, March 30, 2026 – Annual POA Meeting – First Baptist Church, 6:00

Adjournment – 7:52 pm

March 9, 2026

Berry Farm Directors/President

Proposal from RARC, for the renovation of the Entrance in which we have discussed.

We have turned over every rock we could to have the best plan and reasonable cost projections. We have had to change course several times due to costs of products and labor costs.

Our plan using river rock in the beds will save us on mulch yearly and that labor, plants projected will save us on planting annuals, which usually cost about \$500 per year plus planting, having more efficient irrigation heads should save us on water and water our new plants more efficiently at the roots. We project having to have watering more frequently until new plants get established.

After removal of all in the island, as in our cost sheet suggests, we will have Conserva come and check to make sure there is no damage and install the new heads. We were able to dig down a bit and are fairly sure we know where the irrigation pipes are. Not an exact science but best that can be done since they did not install the system.

We will need to coordinate our planting with the installation of our back flow equipment keeping in mind the last hard freeze so we will need to know the date in which that is set up contractors/people to get their schedules and begin work.

We are on the fence about landscape fabric weed guard in the island. A very good product was recommended to us that we can order and the stakes, from Amazon. That is still being investigated. The cost of the fabric is quite reasonable then we would need to bid the labor to install. Projected product cost on cost sheet, not including labor.

Garden City does not plant plants from info on their website, we propose getting our trees from them since they plant trees free. Bradfords does consult and will plant plants. Cost is \$85 per hour for each person from the time they begin loading up at Bradfords, until back at Bradfords. Alisa and I have discussed going and picking up the plants we choose to defer that possible hour or hour and a half of load and travel time.

Our thought is to possible address the side areas in a phase 2, maybe next year, although edging will be installed along sides as well as chocolate rock. So, no planting to be done on the side beds. We have gotten permission from Rebecca Dixon (where Chandlers used to live) to go beyond the stake that divides our properties to have a more aesthetic flow.

Scope of Work has been sent to 2 Boys and a Mower for 2026 lawn care service. We will get their proposal and we will present for approval. We have spoken to Caleb. Last year it was \$10,800.00 but with our credit it was \$10,300.00. We have only 1 holly bush trim on the SOW as in December as last year. If we require another trim, that will be a different bid.

Phase 1

1. Remove 3 maple trees and all bushes in island by Poppy Battin. Grind all stumps and reduce mound height to a manageable height. Remove some grindings to make room for soil, rake and scrape side areas.		\$2,500.00
2. Have more efficient nozzels put on existing heads in island for better performance and water usage	\$30 each	\$510.00?
3 service berry trees planted by nursery for free with Garden City	\$250 each Warranty	\$750.00+tx
Vevo steel edging in brown	320 feet from Home Depot, Harold gets a Military discount of 10%	\$725.00+tx
2 Boys and a Mower to install edging, 4 people, 4 hours each, 16 man hours	\$60 per hour	\$960.00
13 yards chocolate river rock, Ewing in Lowell(contractor price)	\$90 per yard	\$1,170.00
Rock Delivery by Ewing		\$100.00
2 Boys and a Mower to install chocolate rock 4 people, 4 hours each, 16 man hours	\$60 per hour	\$960.00
Plants, TBD. We have visited 2 nurseries and taken Poppy's suggestions into account. Our plan is to have a nursery plant our plants when we get closer and have more availability. There will be a cost for the planting.		
Conserva for pipe tracking, paid by Dale, will get receipt for reimbursement		\$99.00
Vevo weed fabric, heavy duty barrier and stakes(if just 1 roll)	(not including labor)	\$93.75+tx
Total of above		\$7,867.75

March 9, 2026 Requests and Approvals

Emily Amadon-finish replacing vinyl siding with hardy siding painted Greek Villa-
approved

John McNelly- 5743 W. Cobbler request to screen in existing covered patio.
approved