

Berry Farm POA Board Meeting Minutes

Monday, January 12, 2026, 6:00 pm,

Dale Regenold Home

Attending: Reagan Binns (Director), Mitch Ulrich (Director), Scott Burnett (Director), Sasha Torres (President), Dave Zemlicka (Vice-President), Terri Ellett (Treasurer), Dale Regenold (RARC Chair), Dawn Poaletti (Secretary), Harold Beaver (RARC), and Emily Amadon (Resident)

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

Approval of October 14, 2025 meeting minutes – M. Ulrich motioned to approve, S. Torres 2nd, All in Favor to approve.

Treasurer's Report

- 12/31/25 balance – Savings \$867.98, CD \$15,202.16 (earmarked for landscaping and irrigation), Checking \$14,110.59
- Income for 2025 was \$2,490.22. M. Ulrich motioned to put this amount into Savings Account, R. Binns 2nd, All in favor.

Committee Updates

- RARC/Common Area
 - Hollies were trimmed mid December
 - Obtaining pricing to revamp island including edging. Ewing in Lowell has variety of edging
 - There is a known leak in the entrance irrigation. Will be addressed as part of watering start-up in the spring.
- Social Committee
 - Easter social plan is to serve light breakfast and then an egg hunt
 - Residents will be notified when spring garage sale will be held

Old Business:

- Annual meeting facilities suggestions that would reduce hefty school fees – S. Torres secured First Baptist Church (Rachel Gollier contact). Meeting to be held March 30, 2026 at 6:00 pm
- Mailbox painting update – Residents will have from April 1 – September 30th to paint mailboxes that are in need of restoration. On October 1st, the POA will move forward with a contractor to paint unrestored mailboxes and assess the owner(s) \$50.00. This procedure will be listed in the upcoming newsletter to be mailed with the annual dues notification. Notices will be mailed by January 30th to four residences with a process for ordering new mailbox doors.

New Business:

- Board of Directors met 12/23/25 to delineate POA job roles and duties – minutes attached
- Conserva Irrigation proposal was provided to update sprinkler heads for \$1,144.00, but it expired at the end of December. New proposal will be sought in March/April though sprinkler upgrades shouldn't happen until after RARC proposals & remodel of entrance island/curbs completes.
- Process for annual dues 2026: Amount is to remain at \$250.00; notifications (along with newsletter) to be mailed by **January 30, 2026**; Late notices along with late fees of \$25.00 assessed will be mailed on April 2, 2026
 - D. Zemlicka to investigate alternate ways to pay dues other than mailing a check (Venmo, Zelle, etc.)
- Spring newsletter to be compiled by S. Torres and sent for printing by 1/23/26 (some topics to include: dues date of 3/1, mailbox painting, annual meeting, easter activity)
- S. Torres brought to the attention of the board that she will be stepping down as President at the annual meeting on March 30th.

Next meeting date: Monday, March 9, 2026 – Dale's Home – Pre-annual meeting meeting

Adjournment – 7:20 pm