

BERRY FARM PROPERTY OWNERS' ASSOCIATION

BOARD MEETING AGENDA

OCTOBER 5, 2026, 7:00 PM

Attending: Mitch Ulrich (Director); Scott Burnett (Director); Todd Sexton (Director); Emily Amadon (President); Jennifer Young (Vice-President); Rebecca Dixon (Treasurer); Dale Regenold (RARC Chair); Sarah Jeffreys (Social Chair); Alisa Leard (RARC)

Meeting Called to Order at 7:04 PM by E. Amadon, President

Approval of August 18, 2026 Minutes – Approved by Board via email on August 20th

Old Business: (These items will be discussed in relevant position updates)

- Lot 40 (Dixon) document draft
- Email list access – E. Amadon/R. Dixon
- Gifts for outgoing Officers/Director by year end
- Mailbox project status

New Business:

- President's Update
 - POA Mission Alignment - reminder of purpose for POA and roles for board, officer, and committee positions
 - Meeting Timeliness
 - Easy HOA Platform Update
 - Officially online, push to get neighbors enrolled and logged in
- Director's Update
 - Lot 40 Document Update
 - RARC defined what the Berry Farm Common Area is for POA/insurance purposes with official document approved by Board and President
- Treasurer's Report
 - Fiscal year is January - December
 - Treasurer's Report as of 8/10/26
 - Arvest Checking Account: \$15,915.09
 - Arvest Savings Account: \$869.06, Interest YTD: \$1.08
 - AR Federal Credit Union CD: \$15,628.02
 - Interest YTD: \$425.86, Interest Rate: 4.169%, Maturity Date: 3/26/27
 - Violation fines need additional clarification and detail (tabled from previous meeting) R. Dixon to build list/table as defined by the Board and Treasurer
- Committee Updates
 - RARC
 - New Amendments (Holiday lighting & Mailbox criteria) posted on website, to be added to EasyHOA by E. Amadon/D. Poaletti
 - Tree trimming & treating
 - 2027 Bids & Scope of Work - 2 routine landscaping bids requested, looking for one more
 - RARC would like to wait for phase 2 of front entrance project (sides) and hire contractor to handle project
 - Lighting timing
 - RARC to investigate repair of spigot in center island
 - Irrigation system updates

- Broken hose repaired
- Winterization scheduled for early November
- Landscape edging for back of west side of front entrance needs to be completed, **M. Ulrich** motioned to approve \$200 budget, all approved
- Social Committee - S. Jeffreys
 - Fall festival October 25, 3-5PM
 - Invites sent out
 - Bounce house reserved, games
 - Potluck: neighbors to bring food
 - Sign at entrance (**D. Poaletti**)
- Mailbox Committee
 - Updates and resolution to project
 - 85 total houses: 64 considered compliant as of 10/5/26, 7 are full upgrades, 3 need paint at base, 8 are number updates
 - Board to discuss final notice and timeline for fines
- Next meeting date: Tuesday, December 1st at 6:30PM
- Adjournment: 8:26PM