

## Berry Farm POA Annual Meeting Minutes

Monday, March 31, 2025, 6:00 pm

Bellview Elementary School

Attendance: 11 Homeowners attended in person

Meeting called to order at 6:00 pm by S. Torres, Board President

- Introduction of Board Members, Officers, Committee Chairs by S. Torres
  - (R. Binns (Board), J. Leard (Board), T. Ellett (Treasurer), D. Regenold (RARC), D. Poaletti (Secretary), absent D. Zemlicka (Vice-President))
- Financial Update by T. Ellett, Treasurer – 2024 Expense Report, 2025 Budget - Reports attached
  - Older subdivision will require more repairs
  - Transfer fees increased to \$250.00 in 2025 – this will affect buyers. J. Leard proposed to raise to \$800-\$1,000 – comment from homeowner who is in the mortgage business stated this is too high.
  - Comments made to increase dues an additional \$150.00
    - Can be done over two year period per by-laws without majority approval of the owners.
    - Other options would be an assessment for major expenses
    - Board will do research to see what other POA subdivisions are collecting

### Committee News:

- Social Committee (T. Ellett, Acting Chair)
  - Easter Egg Hunt is scheduled for 4/19/25. D. Poaletti will make a sign for entrances
  - Successful fall festival was held and attended by many in 2024
  - There will still be community yard sales in the spring (4/25 and 4/26) as well as the 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.
- RARC Committee (D. Regenold, Chair) – This committee is currently combined with the Common Area Committee
  - New contract was secured with 2 Boys and a Mower, LLC for 2025
  - Holly bushes that were burned during the excessive winter freeze of 2023 are being addressed more fully in 2025
    - *Per Ryan Neal, arborist from County Extension, his # 1 suggestion is to cut all the Hollies about 1/2 or so the height that they are now. There are a couple that are completely dead and he suggested either cutting it off at ground level or having removed. (Bent Tree has done this to some of theirs a few years ago, by the stop sign and doesn't look bad.) Our assessment if we proceed in doing this might be to see if Bent Tree would do the same so all will look nice and reflect well on West. They also have some dead and in need of help too, as Ryan noticed. Or maybe if we decide to cut ours back, they would follow suit.*
      - Question was asked if we could remove all of them and replace
        - Answer – Too much money to remove, root bulbs are too big and would need lots of fill
      - Decision was made that we would follow the suggestion of the County arborist and trim bushes by half.
  - Plan for the center island is to mulch and plant flowers through contractor

### Voting Period/Call for Volunteers

- A. Stroh resigned as board member. R. Binns made a motion to elect Mitch Ulrich as a board member to serve 3 years, J. Leard seconded the motion with all in favor.
- Other Officers agreed to continue to serve for another year.
- Mary Beth and Scott Burnett volunteered to serve on the Common Area/Beautification Committee under the RARC Umbrella. 😊
- Lauren Routh, Jennifer Young, and Sarah Jeffreys volunteered to serve on the Social Committee and for any other need that arises. 😊

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### Q&A Period:

Q: S. Burnett- What is the common area?

A: Dale explained it is the strip behind Collins Circle/Montreaux and behind Pack Lane

Q: J. Edwards - Are trash cans still having to be behind the fence or has there been a change, after the last meeting, there was talk about it being okay as long as the trash cans were out of street view

A: As per the covenants, trash cans still need to be kept behind the property fence line.

Q: J. Edwards- What can be done about the deteriorating curbs?

A: It is the property owner's responsibility to maintain and fix them.

- R. Binns called for volunteers to help contact contractors, explained the difficulty in getting a contractor to repair curbs when it is a small job. Maybe if we can get neighbors to get a "bulk bid" they will be more successful.
- S. Burnett discussed a neighbor on Collins who redid his own driveway. We discussed reaching out for contact and possible agreement or teaching us how to do it.

Meeting adjourned at 7:08 pm.

## **BERRY FARM COMMUNITY ASSOCIATION TREASURER'S REPORT**

You will see from our 2024 Expense Review that we had a surplus of funds in the amount of \$747.00, due to our landscaper not honoring his contract due to illness. We transferred that amount into our Reserve Funds.

At this time our Reserve Funds are being set aside to replace trees and shrubs at the entrance that were damaged by a freeze several years ago.

The Budget for Landscaping was inadequate, but we spent less on repairs and maintenance .

By increasing our dues to \$250.00, we hope to cover increased expenses and unexpected costs.

There are still several members that have not paid their dues. If there are extenuating circumstances, please contact me so we can make arrangements.

I will attempt to get another Venmo account open for next year as several people have requested.

Respectfully submitted,

Terri Ellett, Treasurer

# BERRY FARM COMMUNITY ASSOCIATION

## 2024 BUDGET COMPARED TO ACTUAL EXPENSES

		2024	2024
		Actual	Budget
<b>INCOME</b>			
	DUES	16,800	16,800
	TRANSFER FEES	325.00	250.00
	<b>SUBTOTAL INCOME</b>	17,125.00	17,050
<b>GENERAL &amp; ADMINISTRV EXPS</b>			
	WEBSITE HOSTING & NET DOMAIN	329.73	353.00
	INFORMATION SERVICE/ANNUAL MEETING	335.00	325.00
	INSURANCE	374.50	372.00
	LEGAL FEES	960.00	1,000.00
	OFFICE SUPPLIES	327.47	150.00
	POSTAGE	141.00	150.00
	PO BOX	228.00	228.00
	MISCELLANEOUS EXPENSES, NOTARY	199.24	
	<b>SUBTOTAL G &amp; A</b>	2,894.94	2,578.00
	% of Total Income	17%	15%
<b>COMMITTEES</b>			
	SOCIAL COMMITTEE EXPENSES	761.80	1,000.00
	<b>SUBTOTAL COMMITTEES</b>	761.80	1,000
	% of Total Income	5%	6%
<b>UTILITIES</b>			
	ELECTRICITY	363.67	300.00
	WATER	804.98	300.00
	<b>SUBTOTAL UTILITIES</b>	1,168.65	600
	% of Total Income	7%	4%
<b>GROUND MAINTENANCE EXPS</b>			
	LANDSCAPING & BEAUTIFICATION	10,873.32	10,000.00
	REPAIR & MAINTENANCE	679.00	2,500.00
	<b>SUBTOTAL GROUND MAINTENANCE</b>	11,552.32	12,500
	% of Total Income	67%	73%
<b>TOTAL EXPENSES</b>		<u>\$ 16,377.71</u>	<u>\$ 16,678.00</u>
(OVER)/ UNDER BUDGET TRANSFERRED TO RESERVE		747	372
		<b>SAVINGS</b>	
	BEGINNING BALANCE	\$ 15,054.81	
	INTEREST EARNED	37.77	
	ENDING BALANCE	\$ 15,092.58	

**BERRY FARM COMMUNITY ASSOCIATION**  
**2025 BUDGET**

**INCOME**

POA ANNUAL DUES	21,000
TRANSFER FEES, 2 AVERAGE	500
LATE FEES	-
<b>SUBTOTAL INCOME</b>	<u>21,500</u>

**GENERAL & ADMINISTRV EXPS**

DUES & SUBSCRIPTIONS	353
ANNUAL MEETING-RENT OF CAFETERIA	335
INSURANCE	375
LEGAL FEES	1,000
OFFICE SUPPLIES & POSTAGE	468
PO BOX RENTAL	228
MISCELLANEOUS EXPENSES	291
<b>SUBTOTAL G &amp; A</b>	<u>3,050</u>

**COMMITTEES**

SOCIAL COMMITTEE EXPENSES	1,000
RARC EXPENSES	250
<b>SUBTOTAL COMMITTEES</b>	<u>1,250</u>

**UTILITIES**

ELECTRICITY	400
WATER	800
<b>SUBTOTAL UTILITIES</b>	<u>1,200</u>

**GROUND MAINTENANCE EXPS**

LANDSCAPING & BEAUTIFICATION	15,000
REPAIR & MAINTENANCE	1,000
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<b>SUBTOTAL GROUND MAINTENANCE</b>	<u>16,000</u>

<b>TOTAL EXPENSES</b>	<u><u>21,500</u></u>
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