

Berry Farm POA Annual Meeting Minutes

Monday, March 30, 2026, 6:00 pm

First Baptist Church

Attendance: 20 Homeowners attended in person, no members on Zoom

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

- Introduction of Board Members, Officers, Committee Chairs by S. Torres
 - (R. Binns (Board), M. Ulrich (Board), S. Bumett (Board), D. Zemlicka (Vice-President and interim Treasurer), D. Regenold (RARC), S. Jeffreys (Social Chair), and D. Poaletti (Secretary))
- Financial Update by D. Zemlicka, Interim Treasurer – 2024 Expense Report, 2025 Budget - Reports attached
 - 2026 budget shows a negative balance due to upcoming landscaping renovations

Committee News:

- Social Committee (S. Jeffreys, Chair)
 - Easter Egg Hunt is scheduled for 4/4/26.
 - Fall Festival is being planned for this year.
 - There will still be community yard sales in the spring (5/1 and 5/2) 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
 - See attached breakdown of center island renovation expenses thus far.
 - M. Ulrich made a motion to approve the balance of \$6,888.41 for the remaining costs for Phase 1 of the center island renovation per the attached report, S. Burnett seconded the motion, all in favor.
 - New irrigation nozzles planned for April 8th
 - New budget for this maintenance will need to be approved
 - It was recommended to all homeowners to inspect their sprinkler heads for possible deterioration and to avoid too much water usage.
 - Mailbox Maintenance – presented by S. Burnett
 - Refer to website under Architectural Committee for mailbox options, door replacements, and standard guidelines.

Voting Period/Call for Volunteers

- Todd Sexton and Sharon Ledbetter volunteered to fill Director position. A questionnaire will be sent to each and the current Board will approve and get votes from the members.
- M. Ulrich made a motion to approve Emily Amadon as President, S. Torres seconded, all in favor.
- M. Ulrich made a motion to approve Rebecca Dixon as Treasurer, S. Torres seconded, all in favor.
- M. Ulrich made a motion to approve Jennifer Young as Vice-President, S. Torres seconded, all in favor.
- D. Poaletti agreed to continue as Secretary for another year.
- Sharon Ledbetter and Khadar Boyapalli volunteered to serve on Mailbox Committee with Scott Burnett

Q&A Period:

Q: Sharon Ledbetter (4420 Collins) – concerns with Christmas lighting display across the street from her home stating that she does not want viewers to block her driveway or stand in her yard.

A: M. Ulrich – we will address these concerns with the neighbor.

Q: Sharon Ledbetter (4420 Collins) – Fences look bad throughout the neighborhood. Also, many lawns have too much growth of weeds

A: D. Regenold - the RARC committee will investigate (Reference Section 9.7 of the covenants for fences and Section 9.12 (a) for the lawn care)

Meeting adjourned at 7:20 pm.

**The
Berry Farm
POA**

March 30th, 2026

6PM



theberrymfarm.net

POA Directors & Officers

Board of Directors

Reagan Binns
(open)

Scott Burnett

Mitch Ulrich

Officers

President
Sasha Torres (open)

Vice President &
Interim Treasurer
Dave Zemlicka
(2 positions open)

Secretary
Dawn Poaletti

Committee Chairs

Residential
Architectural
Review Committee-
Dale Reginold

Social Committee-
Sarah Jeffreys

Treasurer's Financial Report



- 5 households with unpaid dues
- Refer to printed Budget Report

**BERRY FARM COMMUNITY ASSOCIATION
PROFIT AND LOSS STATEMENT
2025 BUDGET COMPARED TO ACTUAL**

	2025 BUDGET	2025 Actual
INCOME		
MAINTENANCE FEES	21,000	21,000
TRANSFER FEES	500	500
LATE FEES	-	255
INTEREST EARNED	-	231
SUBTOTAL INCOME	21,500	21,986
GENERAL & ADMINSTRV EXPS		
DUES & SUBSCRIPTIONS	353	276
INFORMATION SERVICE/ANNUAL MEETING	335	360
INSURANCE	375	377
LEGAL FEES	1,000	-
OFFICE SUPPLIES	468	137
PO BOX RENTAL	228	228
MISCELLANEOUS EXPENSES	291	621
SUBTOTAL G & A	3,050	2,000
% of Total Income	14%	9%
COMMITTEES		
SOCIAL COMMITTEE EXPENSES	1,000	119
RARC EXPENSES	250	-
SUBTOTAL COMMITTEES	1,250	119
% of Total Income	6%	1%
UTILITIES		
ELECTRICITY	400	384
WATER	800	806
SUBTOTAL UTILITIES	1,200	1,189
% of Total Income	6%	5%
GROUND MAINTENANCE EXPS		
LANDSCAPING & BEAUTIFICATION	15,000	13,956
REPAIR & MAINTENANCE	1,000	2,153 Conserva Irrigation Repairs
MAINTENANCE SUPPLIES	-	
SUBTOTAL GROUND MAINTENANCE	16,000	16,109
% of Total Income	74%	73%
TOTAL EXPENSES	21,500	19,416
(OVER) / UNDER BUDGET	-	2,570

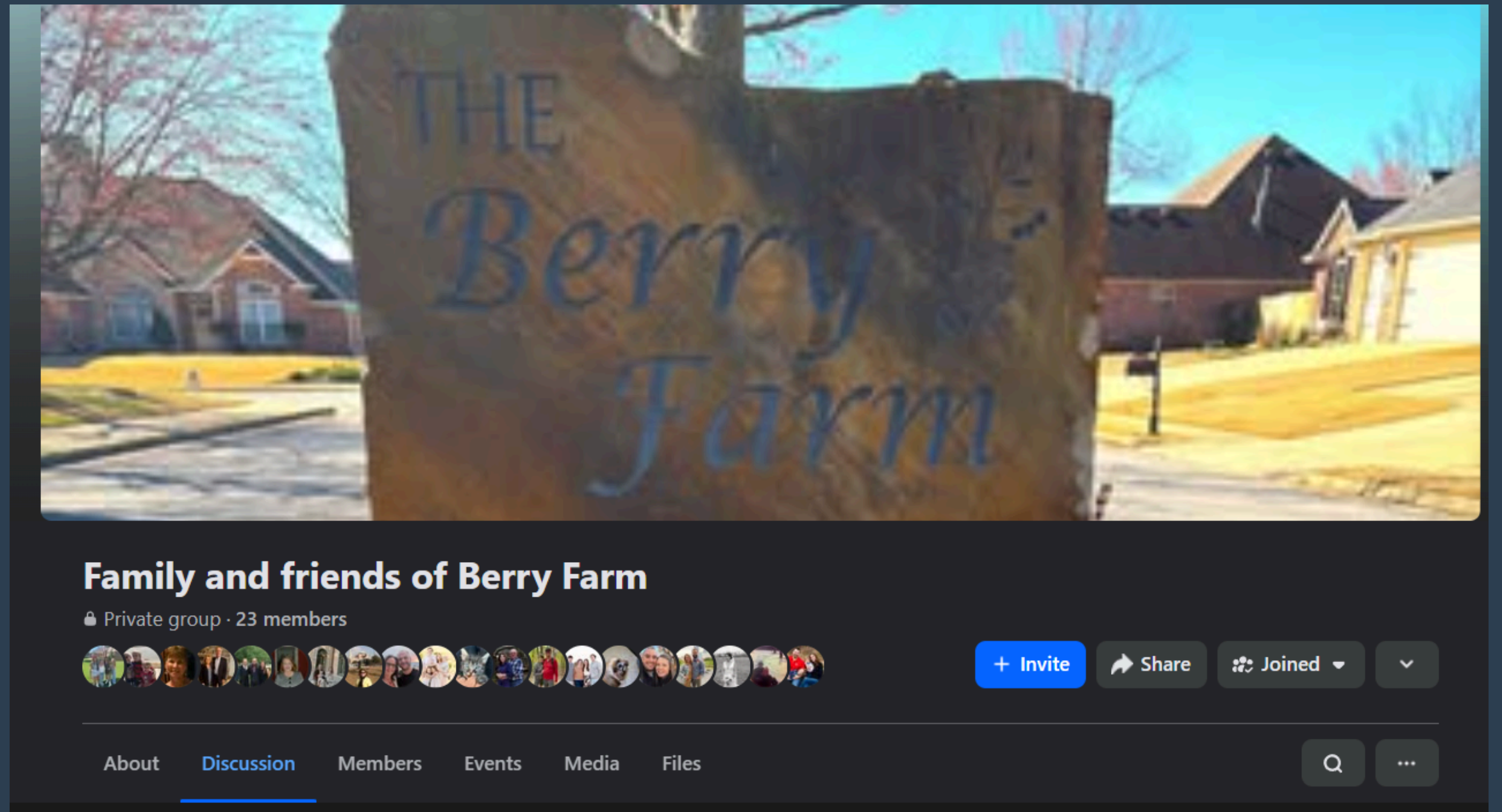
BERRY FARM COMMUNITY ASSOCIATION

2026 BUDGET

**** Start 2026 with \$14,197 in Checking and Savings and \$15,234 in CD and with current 2026 Budget will finish 2026 with \$4,436 in Checking/Savings and \$15,800 in CD**

	2026	
	BUDGET	
INCOME		
MAINTENANCE FEES	21,000	
TRANSFER FEES	500	
LATE FEES	-	
SUBTOTAL INCOME	<u>21,500</u>	
GENERAL & ADMINSTRV EXPS		
DUES & SUBSCRIPTIONS	300	
INFORMATION SERVICE/ANNUAL MEETING	-	
INSURANCE	400	
LEGAL FEES	1,000	
OFFICE SUPPLIES	450	
PO BOX RENTAL	228	
MISCELLANEOUS EXPENSES	300	
SUBTOTAL G & A	<u>2,678</u>	
% of Total Income	12%	
COMMITTEES		
SOCIAL COMMITTEE EXPENSES	1,000	
RARC EXPENSES	250	
SUBTOTAL COMMITTEES	<u>1,250</u>	
% of Total Income	6%	
UTILITIES		
ELECTRICITY	400	
WATER	800	
SUBTOTAL UTILITIES	<u>1,200</u>	
% of Total Income	6%	
GROUND MAINTENANCE EXPS		
LANDSCAPING & BEAUTIFICATION	24,883	\$9,833 for Entry Renovation
REPAIR & MAINTENANCE	1,000	
MAINTENANCE SUPPLIES	250	
SUBTOTAL GROUND MAINTENANCE	<u>26,133</u>	
% of Total Income	122%	
TOTAL EXPENSES	<u>31,261</u>	
(OVER) / UNDER BUDGET	<u>(9,761)</u>	

Social Committee Chair: Sarah Jeffreys



Upcoming Events- Social Committee

BERRY FARM'S

EASTER

EGG HUNT

SATURDAY BEFORE EASTER

Time: 2 PM

At the corner of Blue Ray Circle & W Cobbler Place

Spring



GARAGE

SALE



FRIDAY
MAY 1ST

SATURDAY
MAY 2ND

free permits from City of Rogers

Residential Architectural Review Committee

Committee Chair: Dale Reginold

Members:
Alisa Leard
Harold Beaver



rarc@theberryfarm.net

Center Island Renovation

Project Overview

The **Center Island Renovation** involves the **removal of three trees and all shrubs, replaced by three serviceberry trees, chocolate river rock, and nursery plants TBD** to enhance our community's aesthetic appeal and safety.

Mockup is a representation of the project, not the final materials or product



RARC 2023-2026

5 tree specialists were consulted for center island renovation project

Soto: Recommended to cut down several trees along West Drive as well as in the trees in island. In particular the middle tree in the island which they said was going to eventually fall, possible on a car.

Charleys Tree Service: suggested cutting down several trees on West Drive and the island. Their plan was to top the trees which was not an option.

Arborist of Benton County Extension, Ryan Neal- Prune the trees, get rid of dead branches along West Drive. He did have concerns about the trees in the island and stated **they were planted incorrectly from the get go. They were not thriving as the roots were encircling.**

Rains Tree service and Specialty: did the initial tree trimming in 2023 as well as treatment. They were also in agreement and gave us the same information Ryan did. (December 27, 2023)

Aerial Rigging Specialist, Poppy Battin, master arborist: Poppy works for the city of Springdale doing their city landscaping. July 2024. RARC asked him to assess the situation at the entrance. He also noted improper planting, stating they should be a lot bigger than they are.

BUSH/SHRUB INFORMATION:

Experienced freeze burn in December 2023.

We had the tall shoots trimmed up in December 2025.

We will wait until December 2026 to trim again unless needed before.

Projected Cost for Entrance Island Reno	3/27/26	Cost
<p>“Removal of 3 maple trees and all bushes in the island by Poppy Battin. Grind all stumps and reduce mound height to a manageable height. Remove some grinding to make room for soil. Rake and scrape side areas on E and W</p>		\$2600.00
<p>Have more efficient MP rotation nozzles put on existing irrigation heads for better performance and water usage. Conserva \$39 ea.</p>		\$546.00+tx
<p>3 Service Berry trees planted \$250.00 each <u>Free planting</u></p>		\$750.00+tx
<p>Vevor steel edging in brown(will patina) 320 feet from Home Depot with <u>Harold's military discount</u> included</p>		\$620.91
<p>2 Boys and a Mower to install edging, 4 people, 4 hours each, 16 man hours at \$60.00 per hour</p>		\$960.00
<p>13 yards chocolate river rock, Ewing in Lowell (<u>contractor price</u>) \$90 per yard</p>		\$1170.00+tx
<p>Rock delivery from Ewing</p>		\$100.00

2 Boys and a Mower to install river rock, 4 people, 4 hours each, 16 man hours \$60 per hour	\$960.00
Conserva pipe tracking	\$99.00
Vevor weed fabric barrier, heavy duty, and stakes, 2 rolls of fabric, labor not included <u>Harold can get us a military discount</u> estimate	\$187.50+tx
Electrician, Jerry Brown <u>waived his fee</u> to come and assess our wiring situation that needed to be done before grinding	0
Aerial Rigging Specialist(Poppy) was asked to plant plants and install the weed barrier, have not gotten his estimate, if he is willing	?
Payment to Byron Binns to remove the wires in the island before grinding \$20 per hour with 2 hour minimum. (Dale)	\$60.00
Rewiring island electrical and install new lighting, estimate , \$3.00 per foot of wiring	\$600.00
Plants for island estimate, Alisa and I will pick up the plants chosen to deter any delivery fees. estimate	\$800

8 exterior lights. 6 smaller spot lights, 1 larger spot light for entrance by rock sign on the north side, 1 umbrella type at south end of island. We are trying to order from Home Depot so we can take advantage of <u>Harold's military discount.</u> <i>estimate</i>	\$350.00+tx
Byron Binns for broken Pick axe while working for us (Dale)	\$30.00
TOTAL to Date	\$9833.41

2026 Mailbox Update

Committee Chair: Scott Burnett



2 Volunteers Needed

MAILBOX UPDATE PROJECT

Project runs **April 1 – September 30** with a goal to update & standardize all Berry Farm mailboxes.

- Any Owner's mailbox not upgraded by **October 1** will be assessed a *\$50 charge by the POA to hire a contractor for update completion.*
 - An extra \$10 charge will be added if *flag replacement* is needed.
 - See the Berry Farm webpage (<https://theberryfarm.net>) for detailed information concerning entire mailbox replacements, mailbox doors and guidelines for materials such as spray paints, address numbers and flags.
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MAILBOX UPDATE PROJECT

Hired Help will be available to those wishing assistance. Materials are included with labor except for an extra \$10 charge for flag replacement. Payment is due with completion.

- \$25 – single, standalone stand.
- \$20 – per mailbox on dual stand. Both owners must agree in advance of work scheduling.

Seeking 2 volunteers to help occasionally review mailboxes and make “pass/no pass” decisions at project deadline in an effort to be unbiased and fair.



VOLUNTEERS

NEEDED

Board of Director
President
Vice-President
Treasurer
Mailbox Project (2)

Board of Directors			
<ul style="list-style-type: none"> ● Covered by insurance ● Appoint officers & chairs ● Approve/deny motions and contract bids ● Work alongside Treasurer in fiduciary role ● Enforcement of Covenants and Bylaws ● Ensures legal compliance w/Treasurer ● Elevated step from RARC -On Bank Account w/Treasurer 			
President	Vice President	Treasurer	Secretary
<ul style="list-style-type: none"> ● Act as spokesperson for POA and buffer for Board of Directors (Nextdoor, Email, Meetings, etc) ● Hold meetings & keep them on time ● Support Committees ● Publishes/shares POA Newsletter (email, Nextdoor) ● Secures Annual POA meeting location 	<ul style="list-style-type: none"> ● Support president ● Fill in as needed when president is absent ● Oversee projects as needed 	<ul style="list-style-type: none"> ● Manages finances <ul style="list-style-type: none"> ○ Budget ○ Annual dues ○ Utility bills ○ Reserves, Ear-marked Savings ○ Taxes ● Financial Reporting ● Oversees Insurance ● Ensures Legal Financial Compliance 	<ul style="list-style-type: none"> ● Records meeting minutes ● Submits meeting minutes <u>within 10 days</u> to post on website ● Ensures legal compliance (audit, bank, homeowner accountability)
Social Committee		RARC Committee	
<ul style="list-style-type: none"> ● Oversees annual Fall Festival ● Plans seasonal events ● Welcoming Committee & checking in on neighbors 		<ul style="list-style-type: none"> ● Oversees exterior home changes comply with governing documents ● Approve/deny homeowner requests ● Common area maintenance along West Dr. and center island <ul style="list-style-type: none"> ○ Acquire landscaping bids ○ Negotiate landscaping contract ○ Submit bids for Board approval ○ Communicate <u>beforehand</u> w/work being done through Nextdoor & Directors 	

Notes:

Contact Information

RARC at
rarc@theberryfarm.net

Please allow 24 hours for a response.



officers@theberryfarm.net
directors@theberryfarm.net
www.theberryfarm.net



Nextdoor