

## MINUTES FOR THE GENERAL HEOA BOARD MEETING JANUARY 17, 2015

**Meeting Called to Order 10:00 A.M.**

Bob Colman

**Pledge of Allegiance**

Ed Nowak

**Introduction of New Property Owners**

John and Susan Hansen Jeff and Mary Carter

**David Pack sworn in as Board Member**

Bob Colman

**Changes in the HEOA Board:** Due to the resignation of Board president Kathy Van Dyke, Bob Colman was elected Board president, Betty Hobbs as vice president, and David Pack appointed to complete the current term. These changes were made by the Board at the start of the Reserve Budget Meeting on January 5, 2015.

**Teller's Committee**

Carole Pendleton was introduced as the Chairperson. Carole then named her committee members: Alexis Sevcovic, Karen Brunette, Linda Bennett, Wanda Millhouse. Joe Lamb will be the Board member during the vote count at the Annual HEOA meeting.

**Treasurer's Report**

Donna Jo Judson

The Reserve Budget has been completed and the Board feels the Annual Reserve assessment will need to be raised from \$100 to \$140 annually starting in June, 2016.

**Maintenance Report**

Steve Anderson

During the winter the yard crew will trim trees to thin and keep limbs off homes. Winter/ Spring, the crew will do special projects as needed on Common Ground areas. Note\* Owners can hire the crew for special maintenance projects on their property.

**Updates on projects:** This year the clubhouse exterior will be completed, the pool/spa decking will be stained. Crack filling of the roads will start next week. The water system has been funded to upgrade valve to prevent backflow. Replacement of valves will be on "as needed" basis.

**Committee Reports**

**ACC.**

Warren Brooks

The ACC needs a Chairperson. Warren presented a new map showing "limited Common Ground" areas. This topic was of great concern last year and needed clarification.

Gary Blanchett volunteered to serve on ACC.

**Harrisburg Improvement**

Joe Lamb/ Warren Brooks

Work continues on Joes Trail, Warren has been pruning trees on common ground. Volunteer workers are needed to "adapt and maintain" common areas near them, weeding, trimming bushes, and general upkeep of the areas. The front landscaping has suffered from heavy rainstorms. Volunteers will be needed in March to work on eroded areas. The Harrisburg Improvement Committee needs members and a Chairperson.

**Activity**

Lorna Hammond

Lots of activities have taken place and have had great support from members. New ideas for activities have been presented and members are participating. A meditation group, book club- with pot luck lunch, chili cook-off, craft group, annual potato bar, Valentine dance, ice cream socials, are among the new and continuing activities. The calendar has details of specific days and times.

The room at the top of the stairs should be used as more than a storage room. With a little planning it could be used for crafts, meditation class, or personal quiet space. With changes in shelving, storing seasonal decorations, and reorganizing the space, it offers lots of opportunities.

**Documents committee**

Marlene Stephenson

The committee will be working on issues relating to CCRs, Rules and Regulations, and Policy Resolutions. Changes deemed necessary will be looked at by our attorney and necessary changes made. Any changes in HEOA CCRs, etc. must be voted on by the association members.

The committee would like to be represented by each "area" in Harrisburg, for example representatives from Archview, Mtn. View, Pioneer, and Redbluff.

**Newspaper**

Marlene Stephenson

Our advertisers pay for our newspaper, show support where possible, try to seek out new advertisers. The newspaper could be more exciting if it had news / photos of activities, events, more than HEOA business.

**OLD BUSINESS****Review and update of Clubhouse area project**

Steve Anderson

The stucco contractor that did the dormers and shop will not do the clubhouse. They contract for small jobs only. We have bids to complete the clubhouse. The bids include or exclude removing shingles. The clubhouse exterior will be like the shop/storage area with wainscot and very likely stone work in selected areas.

**No outlet** street signs have been posted at cul-de-sac intersections.

**Rental Property**

Warren Brooks

The ACC proposed that a ballot be included in the owner packet prior to the Annual meeting in March. All owners would be asked to vote on rent control. Proposed options were:

1. No Rent Control
2. Limit Rental properties to 10% ... 22 rental properties. ( 39 rental properties at present)
3. No Rental properties in Harrisburg

An accompanying letter would give details, especially how to implement #2

After much discussion the Board passed a motion to take a member "survey" rather than a vote. This survey will guide the actions of the Association.

**Hot Tub Use:** A lot of discussion regarding the use of pool and hot tub by family members, children, and members. Possible solutions were proposed and discussed. The bottom line is for members to take responsibility for their guests.

**Harrisburg community Rummage Sale:** There was virtually no member interest in pursuing this.

**OWNER'S FORUM**

Questions were asked and discussion ensued regarding the funding of upgrading the water system. The City of Hurricane has not mandated the instillation of "backflow prevention valves", but has recommended that old valves be replaced. The Board intended that as old valves broke, wore out, or needed replacing, it made sense to replace them with the "backflow preventing valves", thus bringing our water system "up to code" one at a time. Before any replacement is completed Steve will know exactly what is required and what the actual cost will be.

**Opening and closing of the swimming pool**

At present the pool season can be extended because of lower propane costs, however, the opening and closing should be related to weather conditions.

**Meeting Adjourned 12:15 P.M.**

**Submitted by:**

**Ed Nowak**

**HEOA Secretary**

