

MINUTES OF THE HEOA BOARD WORKING (OPEN) MEETING

APRIL 16, 2015

Bob brought the meeting to order at 10 a.m. Board members Bob Colman, Betty Hobbs, Donna Jo Judson, Sue Brooks, Joe Lamb and Pete Nixon were present; Jeff Carter was absent. Several homeowners were in attendance.

Old Business

- A homeowner described an overwatering situation on Scenic Circle. Pete proposed the board direct Steve Anderson to investigate and report back to the board with recommendations. Sue seconded and the motion carried.

Rental Restrictions

Bob reported that at the annual meeting members voted 99 in favor, 20 against imposing limits on the number of rentals allowed at Harrisburg. Bob had since contacted an attorney with experience drafting such CC&R amendments and proposed doing so for HEOA for between \$350 and \$450. There ensued a general discussion including the homeowners present and the following were agreed;

- Donna Jo proposed, Sue seconded and it passed that Pete would contact the attorney (Curtis Kimble) to ask him to represent HEOA with regard to the rental restriction amendment.
- Bob proposed, Sue seconded and it passed that HEOA use a 10% rental cap of all 226 properties at Harrisburg regardless of whether or not they are lot rentals or residential rentals.
- Pete proposed, Sue seconded and it passed that any amendment include clear language establishing the Board's sole authority to impose fines and other strictures on owners who fail to comply with rules established controlling use of properties as rentals.

It was generally agreed without formal motion that;

- Only Park Models, Site-built homes and empty lots may be used as rentals; no Recreational Vehicles may be rented out for any length of time.
- Properties to be used as rentals must first be owner-occupied for at least one year by the present owner.
- The Board will have the authority to create and manage a rental permit system designed to ensure initial and ongoing compliance with rental controls.

Other New Business

- Betty Hobbs reported a street light on the west side of Overlook that is obscured by bushes. Steve A. will investigate and correct as necessary
- Marlene suggested the roses planted in front of the entrance 'rock' sign be relocated or trimmed because they obscure the sign. It was agreed the Improvement Committee would do so.

- Edith Finch suggested a sign be created and placed at the entrance indicating that Harrisburg is a 'senior retirement' community. Pete will ask the attorney what language would be acceptable and report back to the board.
- Pete will ask the attorney for samples of rental control amendments to be reviewed at the next Board meeting.
- Pete will ask the attorney for guidance on what minor corrections can be made to governing documents without the requirement for a 51% vote by the members.
- HEOA is hoping to have the draft CC&R amendment ballots ready to be mailed out to members in the Fall of 2015.

The next open Board meeting is scheduled for April 29 at 10am for the purpose of continuing the Rental Control discussion, with the objective to establish the key provisions of a proposed CC&R amendment.

At 11:50 am, Sue moved and Bob seconded the meeting be adjourned. Passed unanimously.

Respectfully submitted: Pete Nixon, Secretary.