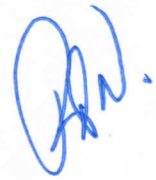


Harrisburg Estates Owners Association
Bi-monthly Board Meeting May 16, 2015
Clubhouse Main Floor

Board members present: Donna Jo Judson, Sue Brooks, Pete Nixon, Jeff Carter, Joe Lamb, Betty Hobbs.
Absent: Bob Colman. Vice President Donna Jo brought the meeting to order at 10am with the Pledge of Allegiance to the Flag.

- Sue presented the Treasurer's Report of bank balances and noted that expenses so far on the Clubhouse remodel are within budget
- Warren Brooks, speaking for the Architectural Control and Harrisburg Improvement C committees, reported there are just a few outstanding ACC requests at this time and the committee is working with the Office to follow up on outstanding violations, of which there are several. Tree roots have been removed from the gravel path in the Cottonwood Ln area. Tree roots in the picnic area are gradually being covered up by raising the grade with soil, and an area around the roots near the storage shed will be xeriscaped. The new railing at the stairs down to Joe's Trail will have additional supports added and the bare pipe wrapped with rope. At the clubhouse, after the stuccoing is complete, the HIC plans to upgrade the adjoining landscape with more river rocks and plants.
- Steve Anderson presented the maintenance report. The maintenance expenditures are within budget for the year to date. Recent mild weather has reduced the need for watering, which should save us on the water bill. He is gradually upgrading all the watering stations with backflow preventers to meet Code, but that will be a slow process. He suggests that, since the vacuum breaker loop will be above ground, they be covered with unobtrusive utility boxes, which he is researching. The spa filter will be replaced soon. The planned aesthetic improvement to the concrete surface in the pool, spa and patio area will be started probably near the end of summer, with opportunities for homeowners to provide input on colors, etc. The work will be done in-house at a cost of \$1 per square foot rather than \$4 a contractor would charge. Termites were discovered in sections of the clubhouse walls while preparing them for stuccoing (the walls, not the termites) and a contractor was hired to treat the walls and ground to prevent further infestation; no structural damage was found so no further remediation was necessary.
- Marlene Stephenson presented a report from the Office operations and the Documents Committee, of which she is current Chair. There was nothing of note regarding the Office operations. She explained the purpose of the Documents Committee by reading part of the enabling Resolution #14. The Committee has not met this year, but plans to do so on June 2nd for the primary purpose of reviewing the proposed Rental Control Policy as per Board request, and providing the homeowners an opportunity to see what is happening with their initiative voted on at the Annual Meeting. Marlene, as Office Manager, had been requested to contact the local attorney for advice on the merits of a sign being proposed for the entrance, emphasizing that Harrisburg is a primarily senior adult community; the attorney recommends not having any such sign.
- Betty Hobbs, speaking for the Activities Committee, read a letter from the outgoing Chair thanking the HOA for the opportunity to serve and suggesting who might serve as Chair for the coming year.

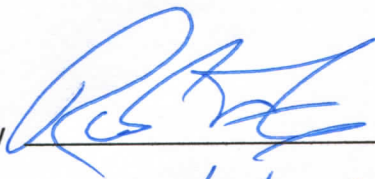


The election of Chair is a committee matter, not a Board matter, so no action was taken by the Board.

- Pete Nixon, as Secretary of HEOA and one of the Board members appointed to oversee the Documents Committee, led a discussion ranging from the new Utah laws affecting HOAs to the importance of having an attorney review our governing documents for compliance with the law, internal consistency, clarity and enforceability. There was also a lively discussion about how to proceed with the proposed Rental Control Policy now that the Board has asked the Documents Committee to review the draft Policy before it goes to the Attorney for polishing.
- In open forum, one homeowner asked the Board to do something about the plant at the entrance that is preventing her from having a clear view down the road before pulling into traffic, and another homeowner praised the railing at Joe's trail but asked that two more posts be added to support it better.
- At the suggestion of a homeowner, the Board voted to take the advice of the attorney and drop the idea of a 'senior community' entrance sign. Sue made the motion, Jeff seconded and it passed unanimously.
- The June 2nd Documents Committee meeting will be posted and homeowners encouraged to attend.

The meeting was adjourned at 11:30

Respectfully submitted by Pete Nixon, Secretary



(signature)

5/17/2015