

Harrisburg Estates Owners Association
Special Board Meeting January 12, 2016

The meeting was called to order at 10am by President Jeff Carter. Also present were VP Donna Jo Judson, Treasurer Sue Brooks, Secretary Pete Nixon, Joe Lamb, Betty Hobbs and Rich Sevcovic. Pete read the minutes from the January 5, 2016 meeting. Donna Jo made the motion to accept, seconded by Betty. Passed unanimously.

Sue asked the Board to raise the credit card limit from \$500 to \$1500. The bank needs a copy of the minutes in order to raise the limit. Sue made the motion, seconded by Betty, to raise the limit on the HOA's credit card to \$1500; motion passed unanimously.

Jeff mentioned he received a response from a homeowner re: ACC decision appeal; it will be considered in closed session after the working meeting.

Marlene took a phone call during the meeting from another homeowner regarding the demand letter he had received which imposed fines for noncompliance with CC&Rs. The Board decided he should pay \$50 immediately and hold further fines in abeyance until the end of the month, after which they would be imposed retroactively if he still has not complied.

The Board then considered the ballot format for the upcoming rental control amendment vote. It was decided to accept the attorney's draft (Rich Sevcovic / Betty Hobbs) with the following changes;

- Remove the signature box (Donna Jo / Sue Brooks)
- Add Marlene's suggested changes as to voter instructions for returning the ballot (Sue Brooks / Donna Jo)

Donna Jo made the motion, seconded by Sue, to increase the 2016 Operating Budget by \$32,544 because of the unexpected doubling of fees from TDS for bulk television service. Motion passed unanimously.

Donna Jo made the motion, seconded by Rich to increase the homeowner monthly dues by \$12 to \$134 retroactive to January 1st. Motion passed unanimously.

Donna Jo made the motion, seconded by Sue, to appoint Marlene Stephenson to Chair the Architectural Control Committee. In discussion, Pete asked that anyone appointed to the position be directed to hold formal public meetings of the committee and provide more structure to the process, which Marlene agreed to do. Motion passed unanimously.

The remainder of the meeting was spent reviewing the draft report Reserve Analysis. The next special board meeting will be Tuesday, January 26, 2016 at 10am. The meeting adjourned at noon.

Respectfully submitted,



Pete Nixon, Secretary

approved at Jan 16 meeting