

Harrisburg Estates Owners Association

Special (Working) Board Meeting March 1, 2016

Jeff Carter, President, called the meeting to order at 10 a.m. in the clubhouse. A quorum was present with the following directors in attendance: Jeff Carter, President; Donna Jo Judson, Vice President; Sue Brooks, Treasurer, Rich Sevcovic, Secretary; Betty Hobbs; and Joe Lamb.

The minutes of the Feb. 23, 2016 meeting were read by Richard Sevcovic and approved as submitted. Donna Jo made the motion, seconded by Betty. Passed unanimously.

New Items Not On Agenda

- Jeff brought up the visit he had with a homeowner who had an upcoming meeting with the Board to reconsider his application for his deck to be built over common area.

ACTION: The homeowner withdrew his ACC request and the Board's meeting with the homeowner was canceled.

- Jeff reviewed a homeowner's complaint regarding tree roots in the common area. This had been forwarded before to the AC committee. Rich walked the pathway after the initial complaint and no roots were hindering walkway although roots were noted outside the stoned walkway area.

ACTION: Roots had been removed last year but Warren will be asked to check the path.

New Business:

- Jeff read the attorney's response to our question regarding opening to check for required signatures on our Rental Amendment ballots since signed ballots are necessary when voting for changes in our CC&R's. The lawyer's response was there would be no prejudice shown if we open envelopes to verify signature on the ballot, but there is no legal precedent in this matter.

ACTION: Board will meet with Teller's committee chairman to discuss procedure to open, check ballots for signature and contact homeowners to give them the opportunity to sign. This will be a 2-step process. Before Annual Meeting ballots will be tallied.

- Sue asked for direction from Board since ACC letters to a homeowner regarding necessary repairs have gone unanswered since August 2015.

ACTION: Marlene will send a demand letter to homeowner via Certified Mail and the homeowner will have 10 days to respond before Board proceeds with imposing fine.

- Jeff discussed letter the association and all homeowners received from TDS. When the company begins broadcasting only in digital, boxes will be required. 2 additional HD digital boxes will be free for a year then \$3.50/box/month. Board needed clarification. Marlene had contacted TDS

and as per our contract one box will continue to be free for each lot for the duration of our contract.

ACTION: Sue will go to TDS to get clarification if all boxes need to be exchanged for the new HD digital boxes or only the older, analog boxes.

- Discussion was held on the pool opening date. Temperature 75 all week and homeowners want pool opened. Steve mentioned at last week's meeting that he had a list of pool projects to be completed before the pool could be opened for the season and requested advance notice of opening date. Board discussed possibly having the pool be opened from March 1 thru end of November. It was mentioned that the opening and closing dates have been based on weather and propane budget.

ACTION: Donna Jo will contact Steve to begin working on readying the pool.

- Donna Jo reviewed her list of Board Accomplishments for 2015 and list will be finalized by Board prior to Annual Meeting.
- Jeff opened discussion on Regulations and Restrictions regarding alcohol usage in clubhouse. Rich had prepared a list and each was reviewed and discussed. List was developed from homeowners' suggestions, board's suggestions and information he found online. This list was created for all homeowners requesting using alcohol in the clubhouse, not just for the one group that initiated proposal. No other HOA was found to have similar situation for guidance. Donna Jo asked to rescind her previous yes vote of allowing alcohol usage.

ACTION: 15 day notice will be given to homeowners for input, changes and any other issues. A vote will be taken by the Board at the March 17, 2016 Special Meeting.

Items To Be Included On Next Agenda:

1. Alcohol usage in clubhouse
 2. Pre-Annual Meeting Review
 3. TDS information regarding new cable boxes.
- Next Special Working Board Meeting date: **March 17, 2016, Clubhouse, 10AM**
 - Donna Jo made a motion to adjourn the meeting, seconded by Joe, approved unanimously. Meeting was adjourned at 11:45AM.

Respectfully submitted,



Richard Sevcovic, Secretary

The foregoing minutes approved by the Board of Directors via e-mail by Jeff, Donna Jo and Sue, in person by Joe and via telephone by Betty on March 5, 2016.