

Harrisburg Estates Owners Association

Special (Working) Board Meeting March 29, 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; Jean Reed, Vice President; Donna Jo Judson, Treasurer, Richard Sevcovic, Secretary; Sue Brooks and Joe Lamb. Absent: Betty Hobbs

The minutes of the March 22, 2016 meeting were read by Richard Sevcovic and approved as submitted. Donna Jo made the motion, seconded by Jean. Motion passed unanimously.

New Items Not On Agenda: *(Follow up to March 22, 2016 Board Meeting).*

- Sue announced that Warren will chair the Harrisburg Improvement committee.
- Attorney advised, under Section 1602(2) of the Revised Non-Profit Corporation Act there are certain types of documents from the office file pertaining to the homeowner's lot that may be obtained upon a written request at least five (5) business days in advance, stating which documents they are requesting and stating a good faith and proper purpose for the documents. However, the use of the documents obtained by the person making the 1602(2) request is limited to the purpose(s) listed in their request.
- Office manager has not called anyone yet pertaining to having someone come and give an evaluation if 2 pieces of exercise equipment can be repaired or need to be replaced and to service all equipment.
- Documents committee will be working on two (2) documents Board requested. Gary, Documents chair, stated additional documents were mentioned in March 22nd's minutes and would like notice of the additional documents needed. Marlene, Office manager, requested committee write an Administrative Form for requesting copies from homeowner's office file.

New Business:

- **Homeowners appeal of ACC Request denial.** Discussion ensued on setbacks and garage. Jeff stated past errors will not be taken into account and the Board will enforce what our Documents state. Three Board members to be recused from voting so quorum not present for vote.

ACTION: Vote tabled until Betty returns. Homeowner will be notified via letter or e-mail when vote will be taken.

- **Locking of gate** on Archview between Harrisburg Estates and KOA campground. No documents submitted regarding control of gate however, this is an Emergency gate as well as an alternate exit and entrance used as needed by both Harrisburg Estates and the KOA Campground. It was noted that this was not a major security issue since access from campground is still open through our front entrance, around the gate and up adjoining stairs. A question was raised as to whether if gate were to be locked on a permanent basis, would right of way access be lost?

ACTION: Donna Jo made motion seconded by Jean to keep gate closed but not locked. Passed unanimously.

Page 1 of 2

- Discussion of **new ACC rule of not allowing garages and free standing carports.**

ACTION: Rich made motion seconded by Jean to leave rule in ACC form as is, passed unanimously.

- Discussion of forming **Communications committee** to keep homeowners better informed.

ACTION: Office manager will send emails to homeowners who signed email request form. Included will be minutes, agendas, newsletters, etc. These items are not ones that require notification to be mailed or emailed to every homeowner. The forming of the committee was tabled for the present time.

- Discussion of **Board's Goals** for upcoming year. Goals discussed.

ACTION: Rich will compile list to be reviewed at next meeting.

Items To Be Included On Next Agenda: *(Tentative)*

Review list of Board's Goals.

Vote on appeal of ACC denial of homeowner's request

Next Special Working Board Meeting date: April 12, 2016 10AM @ Clubhouse,

Donna Jo made a motion to adjourn the meeting, seconded by Rich, approved unanimously. Meeting adjourned 12:30 PM.

Respectfully submitted,



Richard Sevcovic, Secretary

The foregoing minutes approved by the Board of Directors via e-mail on March 31, 2016