

HARRISBURG ESTATES OWNERS ASSOCIATION Working Meeting October 25, 2016

The meeting was called to order by President Jeff Carter at 10:00 a.m.

Board of Directors present: Jean Reed, Vice President, Donna Jo Judson, Treasurer, Sue Brooks, and Betty Hobbs. Absent Richard Sevcovic and Joe Lamb. Three homeowners present also.

Gary Blanchette, Documents Committee Chairman, reviewed concerns and replies from the attorney regarding the rental package. The matter of the 90 day listing on the waiting list is a no for any owner who is classified as a Grandfather Rental. They are exempt until the property is sold or owner occupied. Owners need to have any information that pertains to the rental property not the Harrisburg Board. The Board would contact the owner if any issues came up pertaining to a renter. Also, any issues involving property management co. would be addressed to the owners regarding renters. It was decided by the Board to leave in the 5 day span to register renters in the package.

MOTION: Donna Jo made the motion, seconded by Sue, approved unanimously – “The Documents Committee is instructed to review all rental package documents and report back to the Board”

Discussion on the sign on the clubhouse – Pam Donegan volunteered to chair this project. She will gather ideas/drawings etc. from homeowners and report back to the Board.

Donna Jo reported that the Maintenance Manual and the Office Manual have been completed and are on file in the office.

Sue brought up the matter of Steve’s responsibilities when homeowners want him to do maintenance/water projects on their property. MOTION made by Sue, seconded by Betty, passed unanimously “Steve is to log his hours when an owner requests changes to his property beyond his normal maintenance work – additional hours will be billed to the homeowner.”

Betty pointed out that lighting throughout the park needed to be checked.

New Business: Fire lane to be tabled for now do to Steve’s heavy work schedule

Gary pointed out the CC&R’s can be reviewed on drop box and any comments make for future reference in preparing the new CC&R’s.

Work was being done on the pool today. Water to be added later today. A MOTION made by Donna Jo, seconded by Betty, passed with 4 and 1 no : “Open until inclement weather or budget gets restrictions” Reheating will be costly and involve approximately 7 days or more.

After an executive issue to be resolved was done this meeting was adjourned.

Submitted by Acting Secretary Jean Reed