

## Harrisburg Estates Owners Association

### Special (Working) Board Meeting March 23, 2017

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; Betty Hobbs; Joe Lamb and Patty Woodbury.

Eight (8) homeowners were in attendance.

The reading of the minutes from the Feb. 28, 2017 Working Board meeting was waived as they were approved via e-mail on March 1, 2017.

#### **New Items Not On Agenda:**

Rich reported solar legislation affecting HOAs will be in effect in May. He will present the information he received during the discussion of CC&R's.

Jeff read the Code of Conduct all Board members agree to abide by and Patty Woodbury, newly elected, signed.

Patty suggested Board have easier way for homeowners to understand what's going on and our documents. Jeff reviewed our emails, postings, open meetings, etc. and Rich explained we are working with an attorney and are in the process of updating our current CC&R's. Legal language must stay as written. Suggestion made that Patty could work on simple Q&A.

#### **New Business:**

##### **-Assignment of Board Members to Committees, etc:**

Activity Committee-Betty and Patty  
Documents Committee-Jean and Patty  
ACC-Donna Jo and Jeff  
HIC-Joe and Jeff  
Tellers Committee-Betty and Donna Jo  
Maintenance-Rich and Donna Jo  
Office-Donna Jo and Jean  
Janitor-Rich and Joe  
Pool and Weed Control-Patty and Jeff  
Neighborhood Watch-Jean and Betty

**-Discussion on distribution of excess operating funds from 2016.** This year the Board voted to have the option to roll the excess funds into the Reserve Budget or into the following year's Operating Budget.

**ACTION:** Donna Jo made a motion to roll over the entire amount into the Reserve Fund. Seconded by Jean. Three (3) yes and four (4) no. Motion failed. Rich made a motion to split the funds which amounted to \$6,841: bring the Contingency Fund amount in the Operating Budget up to \$3,000 and roll the balance into the Reserve Fund. Patty seconded. Five (5) Yes, Two (2) No-Donna Jo and Jean. (\$2570 to remain in Operating Account, \$4271 to Reserves).

**-Discussion on the repainting of one-way arrows on Cottonwood Lane.** Resurfacing of road covered one-way arrows. Donna Jo reported she discussed this with Steve and new stencils are in the process of being ordered and arrows will be repainted.

**-Lawn Maintenance on Private Lots included in monthly assessment.** Discussion, referred to comments made at Annual Meeting, Rich referred to sections in our CC&R's, Marlene presented information from Community Association Act. Will pursue further.

**-CC&R's Progress.** Jeff suggested Board to review Articles I and II and be prepared to discuss at next Working Board Meeting. He suggested weekly meetings in April, Thursdays 10 a.m. in Clubhouse.

Rich reviewed highlights of the new Solar Legislation he received from the office of Jenkins Bagley, which will become effective in May. This law governs installation of solar panels in detached home communities. If the Association wants the ability to prohibit, regulate or restrict solar panels the CC&R's or Rules need to be amended before May.

**Items To Be Included On Next Agenda:**

-CC&R's-Articles I and II

**Next Special Working Board Meeting date:** March 30, 2017 10AM @ Clubhouse

Board adjourned to meet in Closed Session.

Rich made a motion to adjourn the meeting, seconded by Jean, approved unanimously. Meeting adjourned 12 p.m.

Respectfully submitted,

  
Richard Sevcovic, Secretary

The foregoing minutes approved via e-mail by a majority of the Board of Directors on March 24, 2017.