

MINUTES OF THE HARRISBURG ESTATES BOARD MEETING

JUNE 18, 2022 @ 10:00 A.M.

Carol Pendleton was excused for health reasons and Shirley Law was excused for a family issue. Attending Board Members were Dave Comerzan, President; Jerry Bryant, Vice President, Chuck McDowell, Treasurer and members John Gansereit and Virginia Bell.

Dave Comerzan, President, called the meeting to order at 10:04 a.m.

Jerry Bryant, VP, lead the Pledge of Allegiance.

A motion was made by Chuck to approve the April Minutes, John 2nd the motion, all approved.

Chuck- Treasurers Report - A financial report was sent out to all owners to review. Total income is \$142,218.76, expenses were \$123,025.12

There are extra expenses for additional employees that were not budgeted for. Joy and Nina in the office and Louis was hired back.

The Tax Commission account has been opened again; quarterly taxes can now be filed.

Dave Comerzan thanked the previous Board for their work.

Cindy Bryant – Activities committee has 15 members. The money brought in through activities allowed the purchase of the gazebos last year.

There is a pot luck the 2nd Tuesday of every month.

6 new owners were visited, there are guest speakers monthly, crafts are the 3rd Friday at 1:00, a corn hole game is being built and they are discussing a shuffleboard being added. Block Captains are needed for emergency situations, they committee is also looking at installing a pickeball court, they are obtaining pricing now and if the price is reasonable it will be put to a vote, fund raisers are also being held.

Dave reminded community to update email address if they have not been receiving emails from Preferred Property or the Office.

John Frech/HIC reported they have performed an annual clean up; drains and grates were cleaned, the KOA hillside is being cleaned up, the weeds by the historic house were cleared, trees by dumpsters, weeds by the front entrance were sprayed and the area by the mailboxes

was cleaned. John suggested that as people see weeds when they are out walking, that the pull them, they need volunteer to help keep the weeds gone.

Dave thanked the HIC for all of their hard work. He stated that the gully by the KOA is cleaned up due to it being a fire hazard and it keeps the HOA looking beautiful

John Parker/ACC – Steve Hart is the main person doing the walk around, there are some issues, Preferred Property has sent letters to remind owners of what needs to be done on their property, if the work is not completed, the HOA will hire someone to do the work and bill the owner. Three properties are for sale; Jerry stated that one request has been submitted for a stick built home.

Chuck/Document Committee – The purpose of this committee is to clarify the Governing Documents. Shirley will start working on getting the CC&Rs updated when she returned.

Old Business - Jerry talked about staggering the board member terms; all 6 are set to go off the board at the same time as it stands. They will change the terms to 1 year and 2 year terms at the annual meeting. Chuck stated that they can handle this without a vote at the annual meeting; the board needs members to volunteer to take 1 year vs 2 year terms. 1 position is up in 2023. Jerry motioned to table this while they discuss the legality, Chuck 2nd the motion, all were in favor. Owners will be notified of the decision when it is made.

New Business – A discussion was held on changing Section G paragraph 3 (Leash Rule) Virginia stated that the current rules states all dogs must be on leash off property; the new rule would state that an owner must be in control of dogs at all times. This change came about due to some dogs that are out on porches having gone after other dogs walking past.

A letter was read from Kathy VanDyke stating that the current rule is practical, however, the proposed change singles out dog owners, there is too much control by the board and they should stop pursuing the change. Chuck motioned to withdraw the change, Jerry 2nd the motion. A vote to withdraw the new Rule was taken and the motion to withdraw passed by a vote of 4 to 1. The dissenting vote was made by Dave Comerzan. The proposed new Rule was withdrawn by the Board.

Marge in 14 Redbluff said that she enjoys dogs but there are dogs running out to the owners that are walking by. She almost hit someone's dog when it ran out into the street.

DJ 117 Overlook said that big dogs come after her little dogs when she is walking them. The big dogs can knock people down when they charge at them, a large dog went after an elderly person. Hurricane City has leash laws that the community should obey. Chuck agreed with her concerns but said it should not be changed in the Rules. Dave said that changing the Rule won't

change the behavior. Dave asked Virginia to check the current Hurricane City leash law and the board will table the discussion for now. Jerry stated that he was mauled by a dog and does not take this issue lightly.

Chuck suggested that we use "Election Buddy" for future votes required of the Full Membership. More information will be obtained.

Chuck also suggestion the HOA adopt a Reinvestment Fee as a way to provide additional HEOA funding. This will be discussed with the attorney for direction.

Open Forum

An owner asked what the percentage of rentals was in the community. There are 22 people on the list which is capacity.

The question was asked if a military owner would be able to rent if they were deployed. Per the CC&Rs this is allowed.

The question was asked what the time frame an owner has to re-rent their home after a tenant moves out; currently there is no time frame.

If an owner is in the rental pool and occupies their home for more than 30 consecutive days, they are removed from the pool.

A motion to adjourn the meeting was made by John and Jerry 2nd the motion. The meeting was adjourned.