

## **Minutes of the Harrisburg Estates Board Meeting**

**August 18, 2022 at 3:00 p.m.**

Dave Comerzan, President, called the meeting to order at 3:12 p.m.

Board members present were Dave Comerzan, Chuck McDowell, Virginia Bell, Carol Pendleton and John Gansereit. Shirley Law and Jerry Bryant were excused as they were out of town.

Dave Comerzan led the Pledge

A motion to approve the June Meeting Minutes was made by Dave Comerzan and 2<sup>nd</sup> by John. A vote to approve the preciously revised minutes was unanimous.

The spa is now repaired and open for use.

A list of work orders were given to the board by the Harrisburg front office, most are sprinkler repairs. Joy will provide this to the board each month.

### **NEW BUSINESS**

A motion to hire an attorney to draft a Reinvestment Fee with ballot for votes was made by Chuck and 2<sup>nd</sup> by John. Reinvestment fee is charged to new buyers and is by statute ½ of 1% of the sale's price of the home. Karen will ask the attorney if they can state that is has to be paid by buyer or could this be a matter of negotiation between buyer and seller? Chuck made a motion to have the ballots and amendment mailed out to all owners, 2<sup>nd</sup> by Carol. Vote in the affirmative was unanimous.

Dave asked to table Jerry's items until he is present at the next board meeting.

Chuck recommends that the board read over the Reserve Study and make a list of what may need to be done so they can vote on it at the next quarterly meeting.

New signs will be ordered for the pool advising that children under 3 years of age must wear swim diapers in the pool. Chuck made the motion and John 2<sup>nd</sup> it. Vote in the affirmative was unanimous.

Discussion between the HEOA Treasurer (Chuck) and PPM on the concerns we have with the financials.

Emergency Call Buttons for Owners: Dave found a company with no monthly fee; the device is worn on the wrist and is water proof. The cost would be under \$200 for the equipment. Dave

will get more information and will schedule an activity day to present the information that he obtained.

Open Forum for Homeowners:

A complaint was made to Joy from an owner regarding curtains that an owner has on their porch. The ACC will be asked to look at some of the homes with questionable items outside. Any violations will be given to Karen at PPM to send letters.

John made a motion to adjourn the meeting and John 2nd the motion. The vote on the motion was unanimously approved.