

Minutes of the Harrisburg Estates Annual Meeting

Saturday, March 18, 2023 @ 10:00 a.m.

Harrisburg Estates Clubhouse

The meeting was called to order by President Dave Comerzan at 10:05 a.m.

Jerry Bryant led owners in the Pledge of Allegiance

Dave Comerzan introduced the Board of Directors: Jerry Bryant – Vice President, Chuck McDowell – Treasurer, Carol Pendleton – Board Member and John Gansereit – Board Member, and Board Member, Virginia Bell was out of the park. Kyle Walter and Karen Brock were present from Preferred Property Management; Maria Allen hosted the Zoom portion of the meeting.

New owners were introduced – Martyn Williams 83 Redbluff was the only new owner present. In the past 18 months 33 new owners have moved into Harrisburg.

The minutes from the December, 2022 meeting were reviewed and Jerry motioned to accept the minutes, John 2nd the motion, all in favor.

ELECTION: Joy and Beth are the office worker's, they are handling the sign in and collection of ballots for the meeting. Dave called for nominations from the floor; no one came forth so nominations were closed. The teller committee was asked to count the ballots; the committee is comprised of Kristie Jensen, Jalyne Outsen, John Parker, Joy Parker, Diane Wegner, Imelda Akens, and the Board Member over the committee is John Gansereit.

FINANCIAL REVIEW by Nate Bybee from Hafen/Buckner. As of January 31, 2023 there is \$5000 in A/R due, \$29250 was collected and \$4756 is the net income. At the end of December, 2022 there was \$98,000 in cash, \$249,000 in CDs and \$149,000 in the Operating account. Total Assets \$490,000.

ACTIVITY COMMITTEE REPORT/CINDY BRYANT - \$1639.99 in the activity account currently included in that amount was a \$200 donation. They owe \$200 to Dixie Direct, there was another \$300 donation made and the bargain table brought in some income. There is \$64 in petty cash, \$40 came from the pool night gathering, and the ice cream social has \$114. The activity committee needs more volunteers, currently there are only 5 members doing all of the work. They are in need of block captains for the neighborhood watch as well. Monday's at 5:30 is pool night, the dedication of the park sign was March 17th. The corn hole will cost \$885 plus, \$803 in shipping; volunteers may build it instead of purchasing it.

HIC COMMITTEE REPORT/JOHN FRECH – They are weeding in the common areas, owners are responsible for their own property. Jerry sprayed weeds in the front of the community.

ACC COMMITTEE REPORT/BOBBY FEIN – 18 letters have been sent for ACC issues, most of the issues have been corrected. There are complaints about dog waste not being cleaned up; dog runs are being discussed for approval at this time. Cars are being parked at the Clubhouse that do not belong there. They were reminded that there is no parking on common ground, sprinklers will be broken. Notices will be sent to those who break this rule. There is also no parking on the street. Owners were encouraged to watch for weeds and remove them.

DOCUMENT COMMITTEE REPORT/CHUCK MCDOWELL – CC&R update is moving forward, a public meeting will be held then the documents will be sent out for a vote. To reach quorum for the vote, 116 owners must vote.

OFFICE REPORT/BETH – The office is open Monday – Friday from 9:00 a.m. until noon to help residents. There is a suggestion box in the front of the office. Owners were reminded to make the board, Preferred property or the office aware of any issues so they can be resolved. Ballot box is available for all voting.

NEW BUSINESS The clubhouse closes at 9:00 p.m., some owners want it to stay open later, board asked for suggestions regarding this to be left in the suggestion box so the board can discuss this and respond.

MAINTENANCE/JERRY – Luis only works part time, another person is needed to help with the work, Jerry is now being paid for some of the work he performs. It was suggested that electric locks be installed on the clubhouse doors then it would be possible to track who comes in. This would save \$4000/year paying someone to open the clubhouse every day. An owner requested 24/7 access to the showers, this will be discussed. The board is discussing purchasing a generator. For \$2000 the HOA was able to purchase the pool table, benches, BBQ and TV.

Xeriscape may be coming in future if people vote for it. Bobby Fein asked if the trees would be kept, and the answer is yes. Brett Fuhrman asked if the lawns go away, where will the dogs go to the bathroom. Fake grass could be used instead of rock. Chuck commented that there isn't a lot of grass and doesn't see need to eliminate it. The water conservancy district has a rebate available, owners can contact them for the forms and information. An owner commented that even with yards with rock, the remaining trees still need water.

FUTURE MEETINGS – June 17th, September 16th, December 16th and the annual meeting will be March 16, 2024

Maria Perez 83 Redbluff commented that their insurance was cancelled due to Harrisburg being in a wildfire area. Marvin Acey at 8 Mountain View reported that his insurance was cancelled for the same reason. Joy Parker reported that Geico, Farmers and Progressive will still cover homes in Harrisburg.

Alexis Sevcovic, 12 Mountain View asked who the new landscape company was – it is Speedyman and they come on Thursdays.

Statement that a board member can't be paid for other work was brought up Alexis Sevcovic. This only applies to working in the office. Kyle with PPM stated that this is done in other HOA's and isn't a problem. The board member who is being paid may be asked not to vote on an issue pertaining to the area of work they are performing.

Road resurfacing is being discussed by the board.

Joe Macari 88 Redbluff asked if owners were still supposed to send payments to PPM, the answer is yes.

Faye Mesa stated that the dumpsters are full of tires, couches, etc. People are not recycling.

The board stated that the DOT owns the land; the board will look into getting no parking over night signs. It is difficult to control who dumps in the dumpsters. Chuck mentioned that this topic is discussed every year. Hurricane City maintains the area, permission was granted to Harrisburg to manage the area. If someone sees people dumping that do not live in the park, they need to get the license plate number and give it to the office. Naomi Rogers 105 Overlook said that people need to break down their boxes before putting them in the recycle bin. Cindy Bryant indicated we have recycle bins in the kitchen. The recycle bins in the kitchen are for cans and plastic. It was stated that Quail Lake staff is telling people they can use the dumpster, they will be contacted.

ELECTION RESULTS New Board members are Barbara Campbell, Carol Pendleton, John Ganseriet. New members were sworn in by Dave Comerzan.

The meeting was adjourned at 11:20 Chuck made the motion to adjourn and John 2nd the motion.

76 owners were in attendance.