

**Working Board Meeting
Monday, July 17, 2023**

Call to Order –President Jerry Bryant
Harrisburg HEOA
Working Board Meeting

Meeting was called to order by Jerry Bryant at 10:10 am

Attendance:

Jerry Bryant, Chuck McDowell, Dave Comerzan, Barb Campbell, Carole Pendleton, John Gansereit, and Virginia Bell

Agenda:

1) Quorum

Changes and definition of what defines a Quorum will be addressed. Based on the current definition we need 51% for a vote to pass which requires 116 members. There is a lack of interest and participation from members and we propose a new policy resolution redefining a Quorum. The new definition will be; the representation, in person, by proxy or by ballot, of members entitled to cast at least twenty-five percent (25%) of votes of all members shall constitute a quorum at any meeting of such members.

Chuck made motion to adopt the new resolution to be added to the By-Laws. Dave seconded (2nd) the motion and all Board members voted in favor to approve.

With the new quorum definition, there was a discussion to revisit changing the Harrisburg community as 55+ community and if we should pursue it again. Any current owners under 55 years would be grandfathered in.

2) September minutes to be taken

Barb will be out of town and unavailable to take minutes for the Quarterly Board Meeting September 16th. Dave agreed to take minutes in Barb's absence.

3) Pickleball Court

In reviewing the park, it has been determined that a Pickleball court could be installed at the left end (west end) of Roadrunner park.

Dave asked what the cost for the Pickleball court would be and the current bid is \$30,000. He ask that it be voted on by members.

4) Dog Park

Some owners would like a Dog Park with fencing for dogs to be off leash in the park and that could be done on the right or east end of Roadrunner park.

Karen xx Pioneer Way mentioned the Dog Park could become a maintenance issue and would request it be artificial turf with fencing around it and wanted the Board to consider using the Putting green across from the Park as the Dog Park.

Chuck has concerns of noise from the Pickleball court and might be too noisy for owners in the area. Barb mentioned that the swimming pool creates noise with screaming children for those who live near the pool area and that it's common in communities with outdoor amenities.

Dave questioned the cost of the Pickleball court and how would we justify the cost. It was determined to use Survey Monkey for the community to vote on installing Pickleball and a Dog Park. Chuck will create the Survey Monkey for the community to vote and then discuss in the Quarterly Board Meeting in September.

5) Roads

Jerry mentioned the last time we did any work or resurfacing on the roads in the park we spent \$43,000. We have \$4,000 budgeted each year for the roads and would take a phased approach in resurfacing different roads throughout the park over time. Jerry said that \$4,000 a year for roads is too low due to the rise in costs and will review the Reserve Study for what was allocated. We need more bids for the road resurfacing project and Dave will gather more bids. This will be tabled until September while we collect more information and bids.

6) Common Ground on Scenic Circle

There is an area of common ground on Scenic that needs additional gravel added and some improvements. The cost for the gravel would be \$300-\$600 but to not exceed \$600. We will need a dump trailer to bring in the rock and could add to the cost. Jerry will check on this area at the end of August and have Luis evaluate the sprinkler and drip system in this area.

Barb made a motion to approve and Carole seconded (2nd) the motion. All Board members approved.

7) Official HEOA Facebook Page

This is not an official HEOA Facebook page and current members and office staff have been removed or not approved to be on this page by the administrator, Tom Martindale. Therefore, it is not a true representation of the Board and Community and currently has 73 members utilizing it. The announcements from the Board or Front Office are being copied from the emails that are sent to all members and pasted into this page by the FB page administrator. The Board will create another Facebook page for ALL community members to use and receive updates from the Board, Front Office and our Committees. It was suggested to use "Harrisburg UT HEOA Community Forum" The current Board asked Tom to change the name of his Facebook page and he refuses to comply, and our Attorney will respond to Tom.

8) Tree Trimming

There are several trees throughout the community in common areas that need to be trimmed or removed due to overgrowth or disease. A couple of trees have been identified on Redbluff and Overlook that need trimming. There isn't a budget for Tree service and maintenance in the current Budget and will need to be added. Chuck said we have funds available and approves the cost for tree maintenance.

Dave made the motion to approve and Carole seconded 2nd the motion. All Board members approved.

9) Capital Expenditure Page

Jerry would like to create a form for tracking the Capital Expenses that would be available to the community for visibility into what is spent on the improvements made to the community and to be transparent. This would be a form that is updated quarterly and can be reviewed at Board meetings.

Other Business:

Gerald wanted to discuss issues regarding the HIC committee. He indicated there are several broken sprinkler lines. Jerry asked if he had followed the procedure to create a Work Order and place a flag where the problems are. Gerald said he isn't able to find the lines and requested Luis spend time to find where the lines and valve boxes for them. Dave mentioned that the winter months would be a better time for review and investigating these issues.

Gerald also asked why some of the HIC money was used to purchase flowers for Roadrunner park without his knowledge and would like better communication. Jerry said he would reimburse the HIC for this purchase and also asked Gerald to respect the work of our Landscaping crew and not get involved when they are working in the park.

Marge made a comment that Gerald does a lot of work in the park and didn't appreciate Jerry's comments.

Barb made motion to end the meeting Carole seconded the motion.

Meeting adjourned at 12:02 pm

Minutes compiled by Barb Campbell