

**Harrisburg HEOA Quarterly Meeting
Saturday, September 16, 2023
Harrisburg Clubhouse 10:00 am**

CALL TO ORDER: President, Jerry Bryant at 10:05 am

PLEDGE OF ALLEGIANCE: Jerry Bryant

BOARD MEMBERS PRESENT: Chuck McDowell - Treasurer, John Gansereit – Board Member, Virginia Bell –Board Member and Carole Pendleton – Board Member, and Dave Comerzan- Board Member attended via Zoom
Excused: Barb Campbell – Vice President/Secretary

SERGEANT AT ARMS: Cindy Bryant

BOARD MINUTES REVIEW/VOTE: John made motion to accept the minutes, and Chuck McDowell 2nd the motion, all in favor.

INTRODUCTION OF NEW HOMEOWNERS: None to report

COMMITTEE REPORTS:

ACC – Steve Hart: Encourages homeowners to maintain their property and take care of the trees and weeds. Any owner wanting to make changes to the outside of their property requires they complete the ACC form. There have been some owners interested in adding a garage to their property and this still needs to be reviewed and defined.

HIC – Gerald Ciccanti: They have done cleanup out in front of the property and helped cleanup Cottonwood tree removal on Redbluff. Dave Comerzan asked that the Landscaping crew blow leaves out to the street and not down in the gully since the HIC keeps it cleared from debris.

ACTIVITY – Cindy Bryant: They have \$828.03 in checking account after recent activities. They have \$43.07 petty cash and Ice Cream social has \$137.45. They have been having committee barbecues each month and September will be the last BBQ. There have been movie nights each month and on October 21st they will be showing Hocus Pocus for Halloween. In October they have added a Chili cook-off again this year and potluck on the 2nd Tuesday of the month and have a sign up sheet for those bringing chili or side dish. On Monday, October 30th they will be doing a Halloween parade and meet at 6:00 pm outside the clubhouse to decorate golf carts, side by sides and bicycles, then at 6:30 pm drive around the park and drive over to the KOA handing out candy and then come back to the clubhouse for chips & dip and cookies. In November they will host Welcome

Back Thanksgiving pot-luck and they will provide the turkey. Cindy has visited 6 new owners since June.

MAINTENANCE - Jerry Bryant We have had multiple water breaks and trees falling down and counted 11 trees are starting to fall over and the worse being on Redbluff at a cost of \$3,900 to cut and remove the Cottonwood tree. We have had a total of 7 water breaks and the cost for this is around \$20,000 - \$30,000. Jerry recommends owner's add water regulator values to your home and tell your neighbors.

Teri Perks 125 Overlook - has a regulator and said when the burst of water came through and noticed the regulator was doing some crazy stuff and will have her regulator checked and recommends getting them checked or replaced

Jerry indicated they are planning on replacing a couple more values to prevent this from occurring and the cost for this is still unknown but estimates it being close to \$7,000. Have 3 values on Overlook and Redbluff that need to be replaced a total of 5 values need to be replaced. They don't have any issues on Cottonwood but are looking at replacing 2 of them as preventive measure. Had an issue with the Spa but Luis has it back up and running. On Archview there is a leak and has been stopped. Jerry said he thinks things are running smoothly except for all the water breaks. They have many work orders that need to be completed but Luis is part-time so it's taking time to complete. Jerry asked if there were any questions.

Someone asked: if we had plans to start replacing all our water lines? Jerry said the water leaks aren't the problem or major water lines aren't the problem. The problems are the water lines going to your homes.

Dave Comerzan asked about the work order he submitted for Scenic, where all the lights are out. Jerry said the lights have been fixed and are now working.

DOCS (CC&R'S / R&R) Chuck McDowell: We could use volunteers on the Documents committee, as for the CC&R's they have been on website for 6 months We will use Survey Monkey or similar platform for elections and if you don't have email, you will get the ballot in the mail.

TREASURER – Chuck McDowell: We are adopting a new policy and will issue quarterly financials at the end of each quarter and should see the 3rd Quarter Financials in mid October. The Balance sheet at the end of August, has almost \$119,000 in our Operating account and several Committee accounts that total \$1,521.14 and Petty Cash \$150.00 and 6 CD's plus the Reserve checking account and the Money Market & Operating Account, etc. add up to \$475,073.13. Wells Fargo savings account has \$77,953.88 total / Bank accounts total to \$475,073.13. Our Accounts Receivables \$2120 and current fixed assets bring total Assets close to \$600,000. Chuck gave good news that we are on target to make contributions to our reserve fund close to \$44,000 which is \$16.19 per lot. The

bad news is, the expense of the water breaks. We have spent close to \$50,000 for water breaks. Chuck recommends we not take on any more Capital projects but do have some in process, one being our Access Control system for door locks and security system for the clubhouse and pool/spa access. This should be installed and completed in December. Chuck indicated he would be happy to document all of this for anyone with questions. We will be sending out full Q3 Financials around the middle of October.

Someone asked about a special assessment on each lot due to the water expenditures. Chuck said we are reviewing a new Budget for next year, stayed tuned as a special assessment may not be needed if we don't have any more water breaks.

Jerry wants to do a Reserve study since we found one hadn't been done on trees and we'll need to setup a program to have a Tree service come in twice a year and costs around \$1800. The reserve was set way too low for the potential growth of the trees and was set at \$4000 - \$5000 a year and is not enough

FRONT OFFICE – Vickie Brooks nothing to report

OLD BUSINESS:

- 1) Keys/electronics- Jerry Bryant for Barb Campbell – Waiting on parts and hope to have it done by December
- 2) Pickleball court – On Hold due to water issues
- 3) Dog Park – On Hold due to water issues
- 4) Roads – On Hold due to water issues
- 5) Official HOA Facebook Page: Barb Campbell – in progress
- 6) Survey Monkey: Chuck McDowell – in progress cost will be under \$1000 a year for conducting surveys
- 7) Garages: Jerry Bryant - Board needs to discuss with ACC
- 8) 55+ Community: Chuck McDowell – need to have 80% of owners to be 55 or older, still researching and will use Survey to get interest in this pursuing this change

New Business:

- 1) Trees: Jerry Bryant
- 2) Water Breaks: Jerry Bryant

Any other business from the board:

Carole Pendelton Board Member – mentioned with all the water breaks, and tree issues the Board is working 24/7 and doing all they can to keep the community running and fixing problem.

Open Forum and any Suggestions from the suggestion box:

(Please limit your comments to 3 minutes each)

Naomia Rogers 105 Cottonwood – asked if we have a handyman we can contact. Jerry said to contact the office and ask for a list.

Gerald Ciccanti 46 Cottonwood – mentioned that there are 6 Pickelball courts a block from Hurricane High School to use for free.

Alexis Sevcovic 12 Mountain View - asked about the working Board meeting in July where there was a resolution for a Quorum needing only 25% of owners who participate in voting. She was concerned about becoming 55+ community and when owners plan to leave their property to their children under 55. It was explained they would be grandfathered in but should the children want to sell, they would need to sell to an owner over 55. Current owners of lots under 55 would be grandfathered in and if they sell it must be to someone over 55. Carole Pendelton made a comment when this was being considered and voted on a few years ago, owners did not understand or have enough information to properly vote and so it did not pass.

John Frech 28 Cottonwood – made suggestion due to the water problems, to add a regulator and put your Water heater in a pad

Jerry asked for a motion to adjourn the meeting. Chuck made a motion and Carole 2nd and all in favor.

Meeting adjourned: 11:30 am

Meeting Minutes complied by: Barb Campbell