

**Harrisburg HEOA Quarterly Meeting
Saturday December 16, 2023**

CALL TO ORDER: President, Jerry Bryant at 10:01 am

PLEDGE OF ALLEGIANCE: Jerry Bryant

BOARD MEMBERS PRESENT: Jerry Bryant - President, Barb Campbell – Vice President & Secretary, John Gansereit – Board Member, Virginia Bell –Board Member, Carole Pendleton – Board Member, and Dave Comerzan- Board Member
Excused: Chuck McDowell - Treasurer

SERGEANT AT ARMS: Cindy Bryant

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

INTRODUCTION OF NEW HOMEOWNERS: None attended

COMMITTEE REPORTS:

ACC – Roger Malone: Reminded pet owners to clean up after their pets. Any owner wanting to make changes to the outside of their property requires they complete the ACC form. Thanked the owners for maintaining their properties.

HIC – Maryanne Roberts They have done cleanup and trimmed bushes in Roadrunner Park. They want to clean the south end of Memorial park but it still has water and too muddy to get the cleanup done. They also removed and cleared cactus at the Cemetery. They are also in need of more volunteers to help on Thursday.

ACTIVITY – Cindy Bryant: They have had monthly potluck and movie night and appreciate all those who attend. The January movie will be Bucket List. Currently, they have \$943.35 in checking and they sold 6 Dixie Direct books and have 15 still available until the end of January. The ice cream social has brought in \$161.95 and petty cash has \$98.27 and \$50 in the cash box. There were 32 owners who attended the Thanksgiving Pot Luck dinner. They had a December Sing-a-long and cookie swap with 9 in attendance, and the December Pot Luck and White elephant exchange had 12 in attendance.

Upcoming activities:

January 20th – Potato Bar/Talent Show

February – Valentine's 60's dinner & dance

March St. Patrick's Day Pot Luck

April – Easter TBD

MAINTENANCE - Jerry Bryant We still have sprinkler issues and Luis continues to work on the Work orders. This past week Luis found a gas leak in the spa and it will be repaired on Monday. The clubhouse needs to be painted and Jerry will use Luis to help with that project.

DOCS (CC&R'S / R&R) – The voting is completed for CC&R's. We had 5-6 paper ballots all the other voting was conducted online. Waiting on the final vote totals for the new CC&R's

Treasurer Report/Capital Expenditures/Financial – Barb Campbell: Highlighted additional expenses incurred in the last quarter as a result of water breaks, pool and spa repairs and professional service fees. The 2024 budget has been determined and due to a lack of maintaining certain areas of the community in the past few years or past low budget estimates, and non-existent budget for tree maintenance and the unforeseen water breaks throughout the community this year, it required an increase in HOA fees. It was originally purposed the fees increase \$20-\$30 dollars more a month and the Board worked on getting it lower and compromised on charging \$15/month. The new 2024 annual HOA fee will be \$145/month. The Board didn't want to invoke a lump sum assessment as it would be too costly for most owners to pay and worked on a budget that will be able to provide the funds needed in 2024. We contributed \$44,000 to Reserves but spent almost \$130,000 in Reserves on Capital Improvements and the water leaks. It's difficult to forecast future leaks and repairs, as well as, increases in water and sewer.

Front Office Report – Vicki Brooks: The new door entry system is working with the new keyfob on the front and back clubhouse door and the front pool gate. We are waiting for a new keypad for the back gate and haven't received a date for when this will be installed. In the meantime, you can access the spa from the front gate with your keyfob. Vicki thanks everyone who have come in and gotten their keyfob's and for their patience, as we worked through some initial problems with our vendor.

OLD BUSINESS:

- 1) Trees- Jerry: We have spent \$6,500 on tree trimming and removal in some of the common areas. We did not have an established budget for trees but with all the water the past year many became over grown and creating a hazard on some lots. We strongly encourage homeowners to get the trees on their individual lots trimmed to prevent any possible damage to roof lines and gutters.

John Frech – Cottonwood Lane wanted to remind owners they are responsible for the trees on their properties and asked the office to send out an email reminder.

- 2) Water Breaks- Jerry: With the pressure regulator breaking we had 80 lbs spiked to 150 lbs causing these breaks. Many homeowners don't have a pressure regulator to handle this amount of pressure coming into their homes causing additional damage. We highly recommend and encourage every homeowner get a pressure regulator.

We have spent \$75,000 for water breaks and trees that had not been budgeted. We are trying to put more in Reserve for future expenses.

Vicki Brooks Mountain View: asked about the removal of leaves.

get Jerry Bryant: The landscapers are working on different areas in the community to the cleared in the common areas and streets.

3) Recap Old Business:

a) Keys/electronic fobs:

Barb Campbell - As mention previously, we have completed the installation of 3 of the 4 doors with a new reader for using a key fob to access the clubhouse pool/spa gates. The vendor had some problems with some readers and they were able to get all but 1 reader working which is the back pool/spa gate. We have many people wanting to use the clubhouse earlier in the mornings to work out and can now gain access as early as 7:00 am. This feature also eliminates the cost of paying someone to open or unlock the doors/gates each morning. The initial problems with the key fobs have been fixed, and we are waiting on one last door key reader to be installed on the back gate. Please use the front gate to access the spa.

b) Roads:

Jerry Bryant - The road repairs and improvements have been put on hold until next year. They are not falling apart and we are not aware of any pothole or areas that could cause damage or injury to those walking the park. It does need to be resurfaced but it's costly and the costs for the resurfacing have increased. Our budget for road improvements hasn't kept up with inflation and with other with other unforeseen maintenance we don't have the money in Reserve for our roads.

c) Facebook:

Barb Campbell - This is on hold until next year.

d) Garages:

Jerry Bryant – We have had (2) owners ask about installing a garage on their property. Steve (ACC) had looked into whether this can be done and it would be based on specific regulations and certain requirements that must be met and then approved by the ACC. Dave Comerzan said that some lot owners want to build a standalone garage on a vacant lot and doesn't think it should be allowed and would make it feel like a trailer park. This should be discussed further by the ACC Committee and a clear policy established.

Karen Pioneer Cir – some properties have restrictions where she lives the sewer goes under the driveway and shouldn't build over the sewer.

This will need to be voted by the community to approve. It could be possible if certain requirements are met and approved by the ACC committee.

NEW BUSINESS:

1) Budget:

Barb Campbell – Chuck McDowell wanted me to mention that there is some uncertainty going into 2024 just like we saw happen in 2023. We can't predict or know for certain what some of the increases or expenses might be next year. We also need to address and attend to trimming several trees throughout the community. We did budget for full-time maintenance which may or may not occur. At this point, the Board has voted in favor of this but may revisit this question. This will require a vote by the Board on how to move forward. If we have a surplus we can use it to replenish our reserves. We contributed \$44,000 and spent \$130,000 in reserves on capital improvements and also the water leaks. Some wanted and argued for a \$20 - \$30 month increase on fees and we comprised on \$15 a month.

2) Handicap Chair lift:

Jerry Bryant – a couple of owners would like to use the exercise room upstairs in the clubhouse but it's only accessible by stairs. They have asked for a chair lift to take them up and down. Will need to get estimates for the cost to add and install the chair lift. We will table it for now and will take a vote on it in the next year.

John Cottonwood – asked what the cost would be to install this. Jerry said Chuck has a chair lift he would provide and the installation would be around 10k

3) VanDyke 35 Redbluff - letter to the Board:

BarbCampbell - The VanDyke's could not attend the meeting and submitted a letter of concerns.

1. (Vandyke) they oppose hiring Luis or anyone as a Full-time maintenance employee. They don't believe there is enough work to warrant full-time maintenance year around.

Barb's response to this letter:

The Board has had a few discussions on how to handle and properly manage the maintenance of the community. It has been suggested and discussed to have (2) Part-time maintenance people splitting hours and also both having knowledge of the park and maintaining it properly. The Board will meet to make a decision on the best and most equitable course of action on maintenance personnel.

2. (Vandyke) The new door entry key fob system is a waste of money and that the Board is spending money just to spend it. They find this change to be intrusive and that they are being tracked from when they enter and exit the doors.

Barb's response: The reason for this change was due to the cost of making new keys as well as, making certain owners who sell their properties that don't return their keys. They can't continue to use and have access to the clubhouse, pool and spa. We have problems with this and voted as a Board to install and assign key fob's. We can disable the key fob's when owners have moved or haven't paid their HOA fees. We are NOT tracking who comes into the doors or gates. We now are able to find or determine who had accessed the doors and gates, only if there is cause or an incident to warrant it. We are NOT able to know when anyone leaves or exits. There are no cameras and we opted to not spend an additional \$10,000 for camera and a high-end security system. Instead, we went with the lower bid and ran into a few initial problems which the vendor has resolved to ensures us that this is now working properly.

3. (Vandyke) Last comment: they are NOT in favor of changing to a 55+ community.

Barb's response: We are planning on taking a vote on those in favor of making this a 55 an older community. Those who currently own a property under 55 can be grandfathered in and continue to live in the park. There are specific regulations and requirements to meet in order for us to pursue becoming 55+ park but want all owners to be able to vote on this change. We as a Board welcome all concerns from our owners and appreciate the VanDyke's sharing those with us. We would hope more owners will submit their concerns and they will be addressed.

Any Other Business from the Board:

Carole Pendleton: People in the community complain to each other but they don't let the Board know what's going on and then accuse the Board of not taking care of things and never submit it so we know what to fix.

Jerry Bryant: we are getting new Solar for the pool and will get a tax break from the State to offset some of the cost. This should begin by the end of the year.

Open Forum:

John Frech Cottonwood – Asked where the owners under 55 are and doesn't see any of them in attendance. He also said he appreciated the current Board members and all the work they do for the community.

Marge Comerzan Redbluff – She expressed her appreciation for all of the committees and what a great job they all do. She loves the sense of community and how so many people come together and look out for one another and there is a sense of unity. She doesn't want to lose the sense of community.

Liz Nuttall Archview – she was coming out of Overlook to turn onto Redbluff and a gal was coming down from Redbluff on a skateboard and she ran right into the side the car. Asked why we allow these kids on their skateboard to race down the road.

Steve Hone Cottonwood – Question on the water pressure regulator where does it go into the house. It would be located either where the main water shut off value is or, on the water heater.

Kristie Jensen Redbluff – suggested we get a plumber who could come into the community and help check for the regulator and install them in 10-15 homes and get a better rate for the group.

Jerry Bryant asked for a motion to adjourn the meeting. Dave made the motion and John 2nd the motion. All in favor.

Meeting adjourned: 11:24 am

Meeting Minutes compiled by: Barb Campbell