

**Harrisburg Estates Owners Association
Board of Directors/Community Meeting
February 8, 2018**

Jeff Carter, President, called the meeting to order at 9:00 A.M. at the Clubhouse. A quorum was present with the following Directors in attendance: Jeff Carter-President, Jean Reed-Vice President, Donna Jo Judson-Treasurer, Patricia Woodbury-Secretary, Betty Hobbs, and Joe Lamb.

It was announced that earlier in the morning, in a closed meeting, Jeff Carter had tendered his resignation to the Board and that going forward, Jean Reed, Vice-President, would assume the Presidency until the end of the Annual Meeting on March 21, 2018. Motion to appoint was made by Betty Hobbs, seconded and unanimously passed. Jean Reed will have completed her time on the Board when the new Board members are elected.

The reading of the minutes to the previous meeting were postponed as they were not yet available. A motion was made for Marlene to assume the Chairmanship for the Teller's Committee and it was seconded and unanimously approved.

Finally, prior to the Open Forum, the CC&R's were addressed and the Community was informed that anything in 'green' type referenced changes made by the attorney and anything in 'red' type referenced changes made by the Board.

Open Form

. Sections of CC&R's-Causes for Concern:

A community member wanted clarification referencing clauses in the CC&R's pertaining to "guests when accompanied by Owners" while using Common Areas, such as the pool. The member felt that this was unusually restrictive, especially if the Owner is away and allowing friends to stay in his home for a period of time. The Board mentioned that this rule did not apply to family that might be staying in the Owner's home; nevertheless, the member felt that issues regarding guest usage of the pool, etc., should be moved to the Rules & Regulations and not be included in the CC&R's, so that it could be addressed again at a later date with a new Board.

The Board attempted to make the Community aware of the fact that this restriction was put in place due to homeowner complaints, which it is obligated to act on; and, if there are no Owners present at the meetings when these things are decided, then the Board must make some determination to address the situation.

A motion was made to ‘strike’ the clause, “with Owner present” or “when accompanied by Owner” by Donna Jo Judson, seconded by Jean Reed and passed unanimously.

. Concerns re: Property Rights & Limited Common Area Designation:

After discussion of Limited Common Areas, a member brought up that the attorney made a technical error with regard to referencing on the Platt Maps, as well as related clerical errors that needed correction. There was also concern expressed about Limited Common Areas that appeared to be newly granted to Lots 9&14 with no such previous designations having ever been granted.

The attorney has asserted that the Platt Maps rule with regard to these designations, and has clarified what he believes to be the truth of the matter in his letter to Jeff Carter/ the Board, dated November 20, 2017.

After more discussion, it was suggested that we take more time before voting on this document, since many of the changes suggested in this meeting could not be made before the packet needed to go out to the Community. Joe Lamb made a motion that we table the CC&R’s for now and take them up with the new Board. Betty Hobbs seconded the motion and it was unanimously passed.

Donna Jo Judson made a motion to adjourn the meeting, which was seconded and passed unanimously. The meeting was adjourned at 11:45 A.M.

Respectfully submitted,

_____ Patricia D. Woodbury/Secretary

The foregoing minutes were approved by the Board of Directors on February , 2018.

