

**Harrisburg HEOA Quarterly Meeting
Saturday, March 16, 2024
Harrisburg Clubhouse 10:00 am**

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

PLEDGE OF ALLEGIANCE: Jerry Bryant

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

SERGEANT AT ARMS: Cindy Bryant

CALL FOR BALLOTS AND WRITE-INS FROM THE FLOOR – Jerry Bryant

BOARD MINUTES REVIEW/VOTE-QUARTERLY BOARD MEETING 12-16-23: Dave Comerzan made motion to accept the minutes, and Chuck McDowell 2nd the motion, all in favor.

CALL FOR BALLOTS AND WRITE-INS FROM THE FLOOR 2ND REQUEST – Jerry Bryant

INTRODUCTION OF NEW HOMEOWNERS: None to report

CALL FOR BALLOTS AND WRITE-INS FROM THE FLOOR 3rd and FINAL REQUEST – Jerry Bryant

INTRODUCTION OF TELLER COMMITTEE – Chairperson Imelda Atkins – Jerry Bryant

RELEASE OF TELLER COMMITTEE TO ADJOURN FOR VOTE COUNT – Jerry Bryant
COMMITTEE REPORTS:

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Treasurer – Chuck McDowell

The state of our finances is good despite expenses last year. Money was spent from the Reserve fund on the pool/spa, new chairs/table in the clubhouse, new solar panels on the clubhouse to heat/cool the pool and spa. The Year-End financials were released and emailed. We currently have \$561,061.53 in Total Assets and \$406,574.26 in Current Assets. We had expenses due to several water breaks and spent \$75,000 from Reserve for those 14 breaks. We overspent our budget \$5700. That means we took a loss as a corporation and will not owe anything on our 2023 taxes.

Activities – Cindy Bryant

The committee offered 3 free dinners this past year and spent over \$1000. Due to the increased cost in food they will begin to charge a small fee of \$5.00. They also used funds to pay for supplies and party decoration, started the History books. Michelle Drake is continuing to add pictures of activities to the picture board in the clubhouse. They held a Halloween parade and party after and the Valentine's party plus the cost of paper products. The Corn-hole was \$1700.86 and the Board contributed half \$853.00 and the committee paid the rest along with the bags and scoreboard which needs replacement and where the majority of the money was spent totaling \$932. They received several donations throughout the year. They received \$117 at the last luncheon and \$450 from the Bargain table throughout the year. They sold some Dixie Direct books making \$180 and had a personal \$200 donation giving them \$947 throughout the year. They have now \$768 and that's not paying for the luncheon with \$87.48 in Petty Cash. They have hosted several Movie nights throughout the year. They had 40 people sign up for today's luncheon. The committee will go back to basic activities throughout the summer and the rest of the year. Cindy indicated there hasn't been anyone offering to replace her position as the Activity Committee chair and would encourage someone to take over for her. They will have a meeting in April and she will assign one of the volunteers to be in charge of Movie night, Potluck and Ice Cream social so that will continue from now until the fall.

HIC (Harrisburg Improvement Committee) – Dave Comerzan on behalf of Gerald Ciccanti

The HIC committee is a group of volunteers that meet each Thursday to work in the park. They have spent time in Memorial park which is the gully that runs north and south. They have cleaned and finished the north end and the south end of the gully has begun but it's still wet and will need more clean-up done. The KOA is doing a better job maintaining the areas on the south west side below Redbluff and Scenic. Dave asked for more volunteers and said they send a weekly email on where they will be working.

ACC (Architect Control Committee) – Cindy Bryant on behalf of Steve Hart

The committee wanted to thank all owners who take care of their properties. They want to remind all owners to submit any changes or improvements to the outside of their home and lot. They have ACC forms in the office and will need to be completed and approved. A reminder that weeds are becoming a problem, and would ask each owner to keep up on maintaining their properties, keeping it clear and free of clutter. Also, all dog owners please clean up your dog's poop ASAP since it's hard on the grass, looks bad and smells. Please be considerate of your neighbors and read the CC&R's, Rules and Regulations regarding pets. If you have questions about this, contact the office. They are in need of volunteers for the committee and ask for more owners to get involved in our community.

MAINTENANCE – Jerry Bryant

The landscapers took care of cleaning the North gully and fertilized the lawns 2 weeks ago. The water has been turned on in the common areas and Luis is working on private lots and changing valves and fixing sprinkler heads and should be ready to turn on the water in the next week. The grass will be mowed next week. Jerry wanted to remind owners that the landscaping crews are not manicurists. They were hired to mow the lawns, blow and clean up leaves but not keep your property clean and manicured. If you want this type of service, it will cost the community more for this service. They have one day a week to mow and blow. Some owners complain each week when they come that they are blowing leaves on their lots and porches. They can't control the wind and is the same as a blower. As the lot owner you are responsible for the weeds and manicuring and cleaning your property. They will be applying Weed an Feed in the next couple of weeks in the common areas.

Mary Lenau 78 Redbluff – has 2 concerns one is the sprinklers on Roadrunner Park and controlling the watering on the different sides of the park as one side (east side) is getting over watered. Jerry asked her to turn in a Work Order to the office for Luis to take care of the problem. She couldn't recall the other issue.

MaryAnn Allred 66 Cottonwood – She asked if we re-seed the grass areas. Jerry said yes, we re-seed the grass areas if they get bad on both private lots and common areas and they can complete a Work order for re-seeding.

Docs (CC&R's/R&R) – Chuck McDowell

They have been working on the CC&R's the past 4 years and they have been passed and had a good response on the vote. The also asked for a vote on the Reinvestment Fee and it also passed with 60% response rate with 57% voting Yes. The Reinvestment Fee will be added to the CC&R's. They also capped the fee to \$350 rather than charging a percentage of a sale. He also mentioned that they consolidated a couple of CD's and also raised the interest rate on all CD's from 2.75% to an average 5.0% for a better return on interest.

Front Office – Vicki Brooks

Things are running well in the office. All the doors now have the Key readers working for using the fobs to access the clubhouse, pool and spa. She thanks owners for getting their HOA fees paid on time and before the 15th of the month to prevent charging late fees.

OLD BUSINESS:

1) Budget – Chuck McDowell

We had to raise the budget for 2024 and increased the HOA fees to \$145. This was due to the expense of the water breaks and we don't have any way to know how many more breaks might occur in the year

2) Handicap Chair Lift – Jerry Bryant

This has been tabled for the new Board to address and vote on. One owner had requested a chair lift be installed in the clubhouse to use the exercise equipment upstairs. Jerry got a bid for adding the lift \$11k - \$13k to purchase and install.

3) Van Dyke's 35 Redbluff Concerns Fob's, Maintenance, 55+ - Jerry Bryant

Wanted to know why we were changing to fob's and each Board is responsible for updating and maintaining the park. New chairs and tables were purchased for safety concerns. The 55+ will be revisited this year and a survey sent out to the owners. To be 55+ community it requires 80% of owners be 55 or older. This has changed in the past couple of years as younger owners are purchasing property and under 55.

4) Complaints: Fill out forms for Dogs/Parking etc. – Jerry Bryant

We have found people complaining but they don't fill out a form and say the Board isn't doing anything. To help or resolve complaints we need to know about the problems. The complaints about the dogs are they are pooping on other owners properties and they should only poop on your own property and common areas and then cleaned up. Not cleaning up the dog poop is a health violation and if dog property owners don't clean up their dog's poop, they will be fined. Dogs also must be on a leash. We do not have a gated dog park. If you find dog owners are not keeping their dogs on a leash, take a picture and report it.

Carole Pendelton made the comment that a dog owner will open her door and allow the dog to go out and would pee and poop on another property. Carole asked her to please put a leash on the dog and the owner shut the door on her. Another owner has also seen this owner allow the dog to run loose and go in and out without a leash and clean up after the dog. Owners will be fined if they do not comply with our Rule & Regulations regarding pets/dogs in the park.

Colleen Liechty 44 Redbluff – She made the comment she has no lawn on her property but her neighbor does and she asked her neighbor if she would allow her dog to use her lawn and would clean up after the dog and the neighbor agreed and has allowed that.

Karen Brunette 63 Pioneer – Made the comment dogs being on a leash is a Hurricane City law, not just a HOA rule.

5) Solar Panels/Tax Break

Chuck mentioned that we are entitled to a tax CREDIT from the State for adding the Solar panels and that will help offset some of the expense. We will take that CREDIT on our 2024 taxes, not our current 2023 taxes.

Jerry Bryant mentioned that some of the Solar panels had been removed when the clubhouse had been re-roofed and not put back on. We have added new and more panels and this has been done this past year.

NEW BUSINESS:

1. Electronic Voting/Election Buddy: Chuck McDowell

We have received a good response from the last 2 votes conducted with a response rate of 60%. More voting will be done throughout the year. We are using Election Buddy and will also use ONR election software as well this year when conducting elections/voting and surveys. The next vote may be for 55+ older community and if we even qualify.

2. Maintenance Full-Time: We have tabled whether we want to hire and have a Full-time maintenance manager and the new Board will address this.

3. Teller Report: Imelda Atkins:

The voting has been tallied by the committee with the following results:

Kenny Allred – 73

Virginia Bell – 78

Chuck McDonald – 45

Laura Schmitt – 79

Chuck McDowell - 25

Write-In Votes

Mat Frampton – 4

Terri Perks – 2

Joy Stevens – 1

Jerry Bryant – 1

Steve Hart – 1

Carole Pendelton – 1

John Gansereit - 1

4. Swearing in New Board Members/Congratulations: Barb Campbell

Jerry asked the 5 seats to be voted in. The new Board Member's sworn in are:

Kenny Allred, Virginia Bell, Chuck McDowell, Laura Schmitt (absent) Mat Frampton was asked if he wanted to serve and he agreed. Each newly elected Board member introduced themselves. Jerry asked all members to come up to the front and Barb Campbell proceeded with swearing in each new Board member, except Laura Schmitt.

OPEN FORUM:

MaryAnn Allred 66 Cottonwood – She said they get email from the office but is not getting the survey and all emails and doesn't think everyone receives the information we are sending out. She wants the new Board to ensure all residents are getting the information and she would be happy to help make this happen. Chuck responded that the email distribution list will need to be reviewed and updated.

Kenny Allred suggested we add this information to our website since all owners could access the information online. Jerry said we could speak to the webmaster on getting it added.

Chuck mentioned that we require Quorum voting of 51% for any items related to finances but only require 25% voting for other business items. Based on the last 2 votes we have met and exceeded the required 51% needed for votes to pass. The election software is getting more engagement and participation from owners.

Michelle Drake 114 Overlook – She mentioned that and sent emails to the office regarding people who are driving the wrong way on Cottonwood and Overlook. She also mentioned the number of cars parked on Cottonwood on both sides of the narrow street. Jerry mentioned it is legal to park on the streets during the day, but not at night and asked people to be courteous and not park on the other side of the street if a car is already parked. Chuck made the comment that having cars on both sides of the streets make it difficult for emergency vehicles to get through.

Barb also suggested the Board work with Hurricane city and the Fire Department to add red paint and No Parking on the one-way streets is to force all cars to only park in the direction of the one-way traffic only to leave enough room for the emergency vehicles to get through our streets.

Naomia Rodger 105 Overlook – Mentioned she asks her neighbors when she has family in town if they can park in their space since they aren't her often and her neighbor agreed however, the neighbors see that people are parking and also park on the lot without getting permission from the owner. She also mentioned that she was told the golf cart weren't restricted to one-way and could drive either direction on the roads.

Mat Frampton 124 Overlook – Mentioned the area isn't that big and doesn't think the golf carts were subject to the same rules as cars but doesn't know all the rules in the park. Several people commented that they haven't been restricted and could drive either direction but we don't have any written rules on golf carts.

Jerry asked for a motion to adjourn. Chuck McDowell made the motion and Virginia Bell 2nd the motion with all in favor

Meeting Adjourned at 11:22 am

Minutes compiled by Barb Campbell