

Quarterly Meeting
Saturday, June 22, 2024
Harrisburg Clubhouse 10:00 am

Call to order: President, Chuck McDowell at 10:05 am

Pledge of Allegiance: Treasurer- Kenny Allread

Board Members Present: Chuck McDowell, Kenny Allread, Virginia Bell, Mat Frampton, John Gansereit, Carol Pendleton, Laura Schmitt.

Sergeant at Arms: John Freck

Board Minutes Review/Vote- Quarterly Board Meeting 3/16/2024 : John Gansereit made motion to accept the minutes, and Virginia Bell 2nd the motion, all in favor.

Introduction of new homeowners: Stacy and Eric Johnson 67 Cottonwood Ln.

Committee Reports:

ACC Report: Bobby

Ongoing upkeep and continued concern about tidiness around sides of houses. Sending notices but have not received many responses. Sending fines out that do not get paid. Needs resolution. People have been taking good care of weeds. Grass has been dying is of concern. Luis has been focusing watering a little bit more than normal. Getting approval from the ACC on projects is needed when wanting to make changes to resident property; home, yard, including painting home, building a foundation within property line, growing any kind of trees or plants approval from the ACC Committee is required. This includes having ACC board members going to the home of submitted requests, and verifying the requested changes are in accordance to ACC guidelines. Preapprovals are needed to make sure changes are compliant with official rules and regulations. Situations have occurred where residents make changes without contacting the ACC committee. It is heavily stressed to go through the ACC to avoid challenges later. The forms to start the process are located in the office.

Dave Comerzan 14 Red Bluff - Wants clarification if changes are made by homeowners that are not in compliance with ACC are letters are being sent to notify them? And if not resolved after letters are sent, \$25 fines being issued?

Bobby said they have 2 weeks to comply. If they do not comply the fine goes to \$50, then to \$100 and if they still do not comply we move forward with a lien on the property.

Chuck asks- Where is the record of compliance letters and fines sent kept?

Joy Parker 9 Archview-says all approvals, compliance letters and record of fine posted by the ACC board are filed here in the front office. Letters go to Nina before being sent out. As far as the fines and if issues lead up to a lien, it then goes to Chuck and the attorney. We have two people in collections as we speak. Once a case goes to collections it is in the hands of the agency and our lawyer we can't talk to them beyond this point. If a resident ignores the lawyer and collections the next step is foreclosure. If anyone would like to look up the collection rules it is part of policy resolution number 9 entitled fines in violation of the rules found in our documents.

HIC Report- Gerald Ciccanti 46 Cottonwood Ln- As a committee we do ground keeping, weeding, hedging, trimming trees and so on. A few weeks ago we did the front property south end. It looks great. Our main work is in Memorial Park. We have cleaned up fire hazards, trimmed trees, and trimmed shrubs. Park parties are held every Friday. Thank Virginia for her help

Activities Committee- Terry Perks absent- Marge Comerzan 14 Redbluff on behalf of Terry. May-June 2024 finances; current bank balance is \$1075.91. No expenses however \$25 was spent on treats for movie night. Received \$70 from Bargaindale table. Thanks to those who donate items and purchase items. Petty cash is \$87.48. May had regular activities, potluck, bingo, movie night- Night at the Museum. 5 attended Potluck. June ice cream social had 5 attendees. The ice cream fund is at \$190.43. Since April we have spent \$22.39 on icecream and have brought in \$15.52. Due to summer attendance is low. Monday night pool games are held. Thank you Maria for putting out the newsletter, it includes games and prizes. Participation is encouraged.

Maintenance- Luis Segovia Maintenance and CPO- Certified Pool Operator- Pool and Spa: Beginning of season a new flowmeter system for spa was installed and will have a new one coming for the pool. It helps keep the chemicals and displays performance. The pool is getting more visitors than ever. The old system was not made to keep up the number of people and usage. New filtration system for spa. New 13 inch clocks for the pool and spa and new drinking fountain for the facility were installed. The temperature of the pool is 85 degrees. Complaints that the pool is too hot and too cold. This happens every season. The spa water temp is kept at 103. The health department rule is not over 106 for the spa and for the pool not under 76. We are 10 degrees above but we are still in compliance. Issues have been occurring this year having to shut the pool down more than ever due to finding human feces. As a CPO pool needs to be closed when this happens. State laws indicate what a CPO has to do in these situations. Kayaks on the pool are not allowed. Taking the kayak from the lake to the pool transfers bacteria as a result lowers sanitization. Meaning more chemicals. Which raises costs. People are required to shower before jumping in the pool to wash off chemicals and bacterias. Kids under 3 years old (section 93923020) or not toilet trained need to wear a waterproof swimming diaper. Health Department audits are possible at any time. This is why it is important to follow the rules and shower before getting in the pool.

Vickie Brooks- Lori Dean- Want to know how many times a day does Luis check the chlorine.

Luis-Chlorine is checked everyday. In order to prevent over chlorination we have a special system in place that will shut down if malfunction is indicated. \$800 each system. With all these safety features we are above the required health standard.

Dave Comerzan- Asks if the community is still looking for a part time person to help Luis.

Stan - 17 Mountain View- I think the problem with the maintenance is Luis is just overwhelmed. There are a lot of things that are broken around here. If we had another guy or a full time guy things would get caught up.

Chuck McDowell- My recommendation is we need a second person and Jerry can be that person once he returns in September. In the meantime if you know someone else who is qualified encourage them to apply. We also Luis full time to keep up on things.

Documents Committee- Chuck McDowell- We have been working on the CC&R's for 5 years. We submitted it to an attorney and the attorney pointed out a clause at the end of the CC&R's that states you need 50% of the homeowners to respond. We have done that and got 60% of homeowners. We have adopted a form of electronic signature for the CC&R's. That has greatly improved our response numbers.

Financials- Kenny Allread Treasurer- We have \$253,286 all in CD funds. Total bank about \$436,866.38 Total asset \$453416.88 total fixed \$150,198 total bottom line \$603,627.64

Dave Comerzan- \$9,000 a quarter into reserves. Is the board comfortable with that? Roads will cost \$200,000 plus. Is the board comfortable with that?

Chuck- We will discuss that again in closed session. Simple answer is no. It was recommended that we raise the monthly dues by \$30 a month. We anticipated pull back and so we only raised it \$15 and are putting as much toward reserves as possible. My recommendation is that we do the road in phases as needed.

Front Office- Joy Parker 9 Archview. 5 people are late this month. 2 people in collections. 1 house available to buy. Concern about residents under the age of 55 not wanting to participate in committees. What can be done to help these residents become more interested. Hurricane City told Harrisburg that if the park is considering redoing roads to let Hurricane City know, a partnership can be arranged to lower costs. PSA HOA dues are due on the first and late fees are applied by the 15th. Several reminders are sent out.

Old Business:

1) Official Facebook Page- Chuck McDowell

Setting up the official HOA Facebook page with chat available. There is a non official page that is not overseen by board. Discuss more in closed session.

2) Garages: ACC involved- Steve Hart said this issue needs to be discussed more. Questions about garage rules can be brought up with Steve Hart.

3) 55+ Community: Dave Comerzan- Curious about putting out a survey to get a pulse on what the community wants. Concerned that younger people who are moving here are temporary and not invested in the community.

Chuck- We did put out a survey. Majority of people would like to see 55+. 80% of our population at the park needs to be over 55 right now in order to make that change and we don't pass. There are regulatory requirements, including attorney costs.

4) Driving the wrong way: Virginia- Concerned about vehicles driving the wrong direction and driving too fast. Wants to see fines being issued to perpetrators to help enforce driving rules. Speed bumps are suggested as a solution. Arrows fading on the street. Consider getting the arrows painted again.

Joy Parker- Letters and phone calls and fines are sent out when proof is provided that someone is speeding.

Chuck- We will task our new maintenance manager with creating signage. Hurricane city law says streets need to be 29.5ft wide in order to be 2 way streets. Very few of our streets are 29.5ft wide. So the one way law is not just a Harrisburg law it is a city of Hurricane law.

Open Forum

Gerald- Timer behind the pool area broken causing plants to die- Can Luis look into that?

Luis maintenance- Yes, this sprinkler was turned off to prevent mosquitoes. Please send in work order. Chuck asks Luis to visit with Gerald after meeting to resolve the issue.

Virginia Bell- Dogs are unleashed causing people to feel uncomfortable. What is the rule for dogs needing to be leashed? When is animal control called? Concern about dog poop not being picked up by owners

Luis- Poop bags- Every week and a half he puts 12000 bags in the stations, where are the bags going? Utah State- Hurricane City- Has leash law says unless in a fixed yard dogs must be on a 6ft leash.

Karen Burnett 63 Pioneer Way- Would like the yard crew to drop the riding mower another inch to 2 inches. Sent a request to board last year. A few days after being mowed, the grass seems like it needs to be cut again. Concern that grass is so long dog poop gets stuck and cannot be picked up. Concern about snakes; an older resident almost fell trying to avoid stepping on a snake in the long grass. Another person's dog was almost bitten by a rattlesnake in the grass. Why can't riding a lawn mower cut common areas an inch to two inches shorter?

Luis- We cut grass 3.5 inches to prevent it from getting burned by the sun. In the summer we cut it a little bit longer. If we go too low we would need to increase the amount of water. As for snakes we can try some type of chemical to keep them away but that comes with risks for dogs and plants. If we start to make individual requests it gets complicated. If it is just the park's common areas and riding lawnmowers I can check with landscapers.

Chuck- entertain motion to adjourn. Motion from Carol Pendleton, 2nd from Tom. all in favor.

Meeting adjourned.

Minutes compiled by Elle Jones

Closed Meeting
Quarterly Meeting
Saturday, _____ 2024
Harrisburg Clubhouse time _____

Call to Order: President, Chuck McDowell

Board members in Attendance: Chuck McDowell, Ken, John Gansereit, Carol Pendleton, Virginia Bell, Mat Frampton, Laura Dean

Approve previous board minutes for last closed session: Make motion to adopt minutes _____, Carol 2nd.

Agenda:

Need to update reserve study. Property assessment. Basic purpose is so you know what needs to be updated on a regular basis. We updated a large amount last year.

Chuck made a motion to update reserve study. All in favor.

Roads: Redo roads in sections. Need approval from the board to go through the city to do sections at a time as needed. Dave Comerzan got bids for completing each section of road. Bids were expensive hence doing them one by one.

Resolving Speeding issues: Portable speed bumps are a good resolution however the design would need to be seen. Signage is not effective enough. Chuck suggests a permanent speed bump by the mailboxes and redo asphalt in front of the clubhouse. Carol makes a motion.

Facebook Page: Objective is to provide information. Last board started selectively blocking people. Concern that facebook page will become a complaint board. Suggest follower need to be approved and agree to page etiquette prior to approval. Unofficial Harrisburg Estates Facebook page up now is being moderated by Tom Martindale. Kenny will investigate further and work on creating a plan. Chuck- Table this for now.

Election Buddy- Two items on each list. Vote on each separately. Suggestion to take another election. 51% of respondents are required to make a quorum and majority rules. According to the attorney 51% in the affirmative is needed. None oppose. Attorney's response is that the votes need to be signatures. Online voting system will allow for voters to submit electronic signatures.

Garages- Need to talk to the ACC Committee further about garages. Can you connect a garage to the house? No enclosed garages by law- even stand alone. The City of Hurricane says if you attach a garage to a house you need to have a fire break. Using a lot to build just a garage devalues the property. In the past Harrisburg has denied approval for building garages and approving now would open issues. Tabling for now until able to talk to ACC.

Golf Carts- The argument is that it would be easier to enforce driving rules if the vehicle is held the same rules. Golf carts will be treated the same as cars. Laura will compose a message and Joy will send the message out to the community.

New Business-

Tool Shed- Virginia Bell -Wants to know how many keys to Luis' shed are currently out there. Concern about items that go missing for multiple weeks. Suggestion: tools need to go through a check out system.

Resolution- Virginia will find out how many keys are out there. And create a sign out sheet for tools.

Dogs on leashes: Virginia- Marks dogs unleashed, wandering and going to the bathroom. Laurie called animal control on them at one time. But requests go ignored. Written recommendation; read by Mat- keep the dog confined or restrained on the premises of the owner by adequate restraint, tether, fence, or supervision. Anyone can call animal control.

Resolution- Mat and Virginia will send one more notice and then call animal control. All agree.

Hiring Luis full time.- All in favor. Suggested state day- July 1st 2024. Create a contract of at least 3-5 years with a 1-2% increase in pay each year. Park supplies vehicle-mules. Luis will supply his own vehicle for parts runs. Park will supply fuel costs. Luis will submit a timesheet and expense report. He will be required to serve 120 hours a pay period. Suggestion to give Luis some authority to work with volunteer committees about handling work around the park to avoid conflict.

Resolution- Chuck will work with Luis to create contract details and bring the agreement back to the board.

Carol- Richard has been driving the wrong direction for 20 years.

Resolution- Chuck will talk to Richard.

Mat makes a motion to drop the 55+ community issue- Board doesn't want to put more funds into it. ----- Seconds motion. All in favor..

Chuck- suggests motion to adjourn. Motion from Carol Pendleton, 2nd from Tom. all in favor.

Meeting adjourned.

Minutes compiled by Elle Jones