

**Harrisburg HEOA Quarterly Meeting
Saturday, September 21, 2024
Harrisburg Clubhouse 10:00 am**

CALL TO ORDER: President, Chuck McDowell, at 10:05 am

PLEDGE OF ALLEGIANCE: John Gansereit

BOARD MEMBERS PRESENT: Chuck McDowell – President, John Gansereit - Vice President, Board Member - Virginia Bell. On line was Laura Schmitt - Secretary and Kenny Allred – Treasurer. Absent were Carol Pendleton and Matt Frampton

SERGEANT AT ARMS: Mary Ann Roberts

BOARD MINUTES REVIEW/VOTE-QUARTERLY BOARD MEETING 6-22-24

The minutes from that meeting were not available. It was tabled until the next open meeting.

INTRODUCTION OF NEW HOMEOWNERS:

Curtis Peters, 34 Redbluff (?)
Jenifer & Peter (?), 6 Scenic

ACC (Architect Control Committee) – Rich Gray 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. He reminded owners to review the current CCRs, Rules and Regulations By-laws and the ACC design form. These spell out what homeowner can and cannot do with their property. When a homeowner is not in compliance they will first be sent a letter. If they don't respond, a fine will be added to their monthly HEOA fee. Also, all dog owners please clean up your dog's poop ASAP since it's hard on the grass, looks bad and smells. They are in need of volunteers for the committee and ask for more owners to get involved in our community.

Activities – Cindy Bryant

Cindy reported that activities such as cards, pool, potlucks, bingo and movie night continued through the summer although attendance was low at these events due to many folks out the park. She thanked Maria Allen for spear-heading these events. She reported that the Activities Committee had \$1,183 in the bank account and \$87 dollars in petty cash. She also reported that she is looking for someone to head up this committee as her and Jerry will be out of the park

HIC (Harrisburg Improvement Committee) – Gerald Ciccanti

The HIC committee is a group of volunteers that meet each Friday to work in the park. They have spent time in Memorial park which is the middle gully that runs north and south. Due to excessive heat in the summer, there have been a few weeks where little is done. They have done some work out front clearing weeds. He reported the committee has about \$2000 in their account. There is issue of people leaving items next to the dumpsters. Rich Hart felt that this should not be encouraged as it tends to look messy. If it is not appropriate to sell at the bargain table, it should be put in the dumpster or taken to the land fill. It is free. Gerald thanked the people who come out on Friday morning and also encourage more volunteers to help.

MAINTENANCE – Luis Segovia

Chuck introduced Luis who is now working for us on a full time basis. He is salaried and will report to Chuck. Luis reported that so far this year, we have had 9 emergencies. These are breaks in our water lines. Each break costs the park about \$6-7,000. He brought up that owners are hiring private contractors to work on their homes. Sometimes, these contractors will break the sprinkler systems and not fix them. He reminded homeowner that contractor should check in with the office and need to have insurance. The pool has a new heater. There is a crack in the pool that may need repairing. He sprayed out front and will continue to monitor the weeds. He is getting bids on having gate valves installed on Scenic so that if we need to work on the water system, we won't have to shut off the water to the entire park. It is estimated to cost about \$15,000. We are also looking for a part time maintenance person.

Docs (CC&R's/R&R) – Chuck McDowell

Chuck reported that the reserve study is done and just needs to be uploaded to the website.

We are in the process of approving the new CCR's. The vote will end on 9/22/24. We need to have 51% (116) of homeowners to vote on this issue. We are still short about 30 votes. The title fee is capped at \$350 (aka Reinvestment Fee).

Financials – Kenny Allred

The financials for the 3rd quarter are not available yet.

Front Office – Janice Guerra

Janice reminded homeowners to have their HEOA payments on time.

OLD BUSINESS:

Chuck reported that the request to build garages on homeowners was voted down.

New Business:

Chuck reviewed the priority list of future projected expenses.

We will be starting to asphalt some of the roads in the park. The first will be Scenic Circle.

Call for Motion to Adjourn

Virginia made a motion to adjourn, seconded by John. The meeting adjourned at 11:15 am.

Respectfully submitted David Comerzan