

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

CALL TO ORDER: President, Chuck McDowell
PLEDGE OF ALLEGIANCE: Jerry Bryant

ROLL CALL OF BOARD MEMBERS PRESENT: Chuck McDowell – President, John Gansereit – Vice President, Virginia Bell – Board Member, Laura Schmitt – Secretary. Joy Parker and Janice Guerra of the front office were also present in the meeting. Mat Frampton, Carole Pendleton, and Kenny Allred – all on the board, were absent.

SERGEANT AT ARMS: Cindy Bryant

BOARD MINUTES REVIEW/QUARTERLY BOARD MEETING 11-16-24

The minutes from the quarterly board meeting were approved.

INTRODUCTION OF NEW HOMEOWNERS: Terry Logue is a new resident at 9 Mountain View.

COMMITTEE REPORTS:

ACC – no report

HIC – Mary Ann Roberts reported that the HIC has been busy pulling weeds, keeping the front entrance clean, pulling grass out from around the pond, watering trees (especially in Memorial Park), and the upkeep of flowers and shrubs. Mary Ann also reported that the volunteer work parties are always great and it helps keep our community looking beautiful. More information to come regarding the installation of sprinklers in Memorial Park in 2025.

ACTIVITIES COMMITTEE – Cindy Bryant reported that there have been many fun activities including the success of the Thanksgiving potluck, ice cream socials, movie night, and dances. Maria Allan has been doing an excellent job on the newsletter and our new electronic sign is up and running. There is over 1K in the AC account. Dave Comerzan voiced concern about only having one person in charge of the sign, and suggested that the office have access to programming and maintaining the new electronic sign. Marge Comerzan commented on how much she loves the Christmas lights and the new electronic sign. Chuck McDowell voiced thankfulness to all of our volunteers for making this possible.

MAINTENANCE – Luis Segovia reported that the 10 mph signs are working and keeping the speeding to a minimum. The gate valves that have been installed are helping so that we can shut the water off in specific parts of the park only. He also reported that we only need to install one more valve on Cottonwood Lane to complete this process.

Luis expressed thanks to Mary Ann Roberts for helping with the pipe work on Mountain View as it helps water trees in the common ground areas.

Other tasks that Luis has been working on include: replacement of old timers, replacing sprinkler heads (as needed), and painting the fence around the pool area. He also reported that the water has been shut off three times in the past couple of months to make repairs that Mr. Rooter needed to fix, as per warranty contract. Recalls under warranty with Mr. Rooter (and other vendors) are at no extra cost to us.

Luis reported that there has been a meeting involving several community members as well as a contractor to begin the asphalt work, and may start as soon as February 2025. Jerry Bryant mentioned waiting until the economy is better to negotiate a better price.

Luis has been coordinating with Rocky Mountain Power to replace the electrical transformers in Harrisburg. This process will most likely start in January or February 2025. This will be done in sections and will be of no cost to the Harrisburg owners. Jerry Bryant voiced concern about the area and clean up surrounding the boxes, as it is the owners who are liable to keep this area clean before the transformers will be replaced. It was decided that an email will be sent out to all members prior to the replacements. Luis stated that replacing the electrical transformers will help us map where the electricity is in the community, and will aide in the safety of our park.

Luis also reported the there were only 2 emergency calls since the last QB meeting and reminded everyone to please give a lot of details with work orders and emergencies.

Pool and spa passed inspections, as well as boiler permits. Luis purchased a new cover for the spa this fall, which will help keep it clean and in good working order.

Landscapers are all up-to-date and the leaves have been removed. He reported that we only pay for one day per week (Thursdays), but the landscapers have been putting in extra work at no additional cost. Dave Comerzan asked about the contract costs for the landscapers for 2025 – Luis reported that the contract and price will remain the same. Chuck commented that this was part of our budgetary process. Chuck McDowell reported that Luis has been focusing on 30 year projects: water, electricity, and replacement/installation of gate valves.

DOCS – Chuck McDowell reported that the Ratification of the Revised CC&R's are approved and recorded. We will be working on updating the Harrisburg website. The Reinvestment Fee (Title Fee) did not pass; we will continue to reimburse as time goes on in 2025. The Revised Bylaws are being drafted and the board will be voting on this early 2025.

FINANCIALS – Kenny Allred, Treasurer was absent (due to family health challenges).

FRONT OFFICE – Joy Parker, Office Manager, reported that there are currently 6 homes for sale in Harrisburg. Finkbeiners have recently sold their home – future homeowners will be announced shortly. Joy expressed thanks for HOA dues being paid on time. We currently have 5 homeowners behind in HOA dues. Late fees may be taken off due to “snail mail”. There are 2 homes that are in foreclosure and we are working on this with our lawyers. Residents who are in foreclosure are not allowed to use the amenities or be in the clubhouse. Dave Comerzan suggested sending out an email to the community concerning letting others in the clubhouse, pool and spa area who are not authorized to be in these areas. Mary Ann Roberts suggested making sure that there are no unauthorized renters in our park. Official Financials (Q4) will be coming out at the beginning of January 2025 and there will be an email sent out to members to report this.

VOLUNTEERS- Chuck McDowell ask for volunteers to be on the board. The board members will be elected at our annual meeting in late March of 2025. Joy Parker commented that we need many volunteers, and would like to have a some information on each person applying. Vickie Brooks voiced that she would be willing to be on the board and will submit her information for review.

CALL FOR MOTION TO ADJOURN - Laura Schmitt made a motion to adjourn, seconded by John Gansereit.

Respectfully submitted – Janice Guerra

