

**Harrisburg HEOA Quarterly Meeting**  
**Saturday, March 15, 2025**  
**Harrisburg Clubhouse 10:00 am**

**CALL TO ORDER:** President, Chuck McDowell  
**PLEDGE OF ALLEGIANCE:** Board Member, Virginia Bell

**ROLL CALL OF BOARD MEMBERS PRESENT:** Chuck McDowell – President, John Gansereit – Vice President, Kenny Allred – Treasurer, Virginia Bell – Board Member. Joy Parker and Janice Guerra of the front office were also present at the meeting. Board members Mat Frampton, Carole Pendleton, and Laura Schmitt, were absent. President Chuck McDowell requested that Kenny Allred conduct the meeting.

**BOARD MINUTES REVIEW/QUARTERLY BOARD MEETING 12-21-24**

The minutes from the quarterly board meeting were approved by Virginia Bell and seconded by John Gansereit.

**ELECTION:** VP John Gansereit, & Teller Committee (MaryAnn Allred) presiding.

**NAMES ON THE BALLOT:** Diane Bright, Kurtis Coster, Vickie Brooks, and Natalie Smith.

**NOMINATIONS FROM THE FLOOR:** Fritz Abelard- nominated by MaryAnn Allred, Krystal Glass- nominated by Terri Perkes, and Rich Gray– nominated by Virginia Bell.

Kenny Allred explained the voting and Teller Committee Procedures including voting eligibility, ballot box, write-ins, and allowed for voting to continue until after third and final call for votes from the floor, the election process was turned over to Teller Committee Chairman, MaryAnn Allred with Board oversight by John Gansereit.

MaryAnn Allred from the Tellers Committee asked for one volunteer to open envelopes, and one volunteer to count votes.

**FINANCIAL REVIEW:** Treasurer, Kenny Allred

Kenny reported that Harrisburg invested in CDs, not the stock market. He reported \$393,415.44 in reserve, \$5,549 in bank account for a total liability equity of \$573,494.

Kenny reported that Harrisburg's largest bill is water. Kenny also reported that our biggest projects are the new underground valves. These valves are up to code for drinking water, and can assist in fixing isolated problems without turning off water to the entire park. He thanked Chuck McDowell and Luis Segovia for planning, organizing, and executing the new updates. The water system and PVC pipes were discussed – it is very common for these pipes to break and this does create additional funds being spent.

Kenny reported that the new key fob conversion this year is working well, although it did cost a significant amount of money upfront.

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Cindy Bryant reported that we currently have 9 people on the activities committee and that we are looking for a volunteer to be the new activities committee director. Cindy also expressed thanks to Maria Allan for helping out with everything on the activities committee including the newsletter. This past year we have had success with many activities including the talent show, potato bar, movie nights, bingo, Valentine's Day activity, ice cream socials, and the annual Halloween parade. The activities committee pays for the coffee and tea bar all year long. Financially, Cindy reported that the activities committee has \$1,079 in savings, \$88.48 in petty cash, and \$50 in the cash box. Cindy reported that we only sold 4 Dixie Direct books, which is not profitable, so we will be discontinuing this fundraiser. Cindy also thanked Michelle Drake for taking pictures and Terri Perkes for helping with the photo album.

Cindy welcomed all to participate in the biggest fundraiser of the year, taking place today with the luncheon and silent auction. These proceeds will help pay for new projects with ideas including shuffle board, rowing machine, and punching bag. More information to come about these projects in the future.

**HIC REPORT** – John Frech gave the HIC report. He mentioned that it is a slow season during the winter months. They are planning on several work parties which involve the caring of the gully, as well as the parks and common grounds. Private property maintenance is the responsibility of the individual homeowners including taking care of the weeds. John also brought up the need for more volunteers to work on the HIC committee.

Mary Ann Roberts, of the HIC committee, reported that Sam's Sprinklers had spent four days working in the gully. This project includes the new sprinkling system installed in the gully. This is an on-going project with more information to come. Gerald Ciccanti, Mary Ann Roberts, and the ACC Committee will continue to work on this project.

Jerry Bryant commented about making sure that trash is cleaned up around the dumpster area. Items must be broken down to fit in the dumpster. He also commented that the Washington County dump is free and that residents should take their big items there to dispose of them properly.

**ACC REPORT** – Rich Gray reported the need to make sure that our community has a unified look for all homes. It is imperative that all changes to the outside of the home need to be approved. The ACC forms must be filled out and approved by the ACC Committee as well as Luis, concerning sprinklers and electrical wiring outside the homes. The ACC Committee wants to remind everyone to clean up their dog poop and help keep our park clean.

Kenny Allred mentioned that there might be a plethora of reasons why an ACC form may not be approved including: federal regulations, Hurricane City rules, and electrical code compliance.

**DOCUMENT COMMITTEE** – The Harrisburg Estates website is updated continuously. The website contains information including: Parliamentarian of the Park, change of documents, past board meetings, CCRs, revised Bylaws, and the voting committee.

**MAINTENANCE** – Luis Segovia expressed his thanks to Chuck McDowell, Jerry Bryant and the board members that spent many hours/days involved in planning and executing positive changes/upgrades throughout the park. Luis reported that he has only had one emergency call since the last board meeting in December.

There has been a lot of construction – valves, electrical, and concrete throughout the park. On January 28, 2025, three transformer electrical boxes across from Road Runner Park were replaced with the coordination of Rocky Mountain Power. The project would have cost Harrisburg approximately \$23,000, but Luis was able to get this project completed at zero cost to the park. Harrisburg Estates is now on the waiting list with Rocky Mountain Power to replace the remaining electrical transformer boxes later this year.

Luis reported that he painted new white stripes for the parking area around the clubhouse. He is currently working on testing the water pressure in the park – he does this work instead of involving the water company, which saves money. He is also working on a concrete project behind the clubhouse and replacing timers and sprinklers to prepare for the upcoming season.

The pool and spa are working great and have passed inspection. Luis rebuilt two pumps and replaced the lights and timers in the spa.

Kenny Allred commented on the process to report work orders. All residents must fill out a work order and submit it to the office and/or Luis before repairs will happen. This needs to be done instead of calling Luis or the board personally to fix things. Immediate attention is different and will be taken into consideration- depending on the severity of the problem. Kenny commented that a lot of people help out, especially Cindy and Jerry Bryant. He also expressed that Luis is doing a great job with maintenance.

**OFFICE**- Janice Guerra reported that things are running well in the office. She expressed appreciation for those who pay their HOA fees on time. The office has been very busy the last couple of months preparing ballots for the new election, putting together new binders for board members, and updating the budget, CCRs and Bylaws of Harrisburg.

**INTRODUCTION OF NEW HOMEOWNERS** – Terry Logue of 9 Mountain View and Natalie Smith of 64 Pioneer were in attendance. They both expressed that they are happy to be living in Harrisburg.

**FINANCIALS** – Kenny Allred reported that he just received the year-end financials and will be sending an email to the community reporting on this. There were not enough in attendance for the Quorum to vote on new things, but we can discuss for future things to come.

Barb Campbell of 131 Redbluff asked if the lawn is on private or common area – Do the landscapers take care of all the areas? Luis reported that he is involved in making sure the landscapers take care of the lawns throughout the park.

Vickie Brooks commented on the importance of filling out the proper paperwork to the HIC, ACC, and Maintenance repairs. Kenny Allred reiterated that documentation is so important for work orders and resolutions.

10 minute break:

**TELLER COMMITTEE:** Election Results and swearing in of new Board Members. MaryAnn Allred, reported that the following were successfully voted in: Vickie Brooks, Diane Bright, Curtis Koster, and Natalie Smith.

Kenny Allred swore in Vickie Brooks, Diane Bright, and Natalie Smith at the meeting. Curtis Koster was out of town and will be sworn in at a future date. The new Harrisburg Estates Board Members were excused to meet privately to discuss roles and titles. **The following was decided:**  
**Kenny Allred- President, Vickie Brooks- Vice President, Natalie Smith- Treasurer, Diane Bright- Secretary, Curtis Koster- Board Member, Virginia Bell- Board Member, and Laura Schmitt- Board Member.**

**ADJOURN**

Respectfully submitted – Janice Guerra