

Harrisburg HEOA Quarterly Meeting
Saturday, September 20, 2025
Harrisburg Clubhouse 10:00 am

CALL TO ORDER: President, Kenny Allred
PLEDGE OF ALLEGIANCE: President, Kenny Allred

ROLL CALL OF BOARD MEMBERS PRESENT: Kenny Allred – President, Vickie Brooks – Vice President, Treasurer – Diane Bright, Board Member – Virginia Bell. Janice Hoskisson and Terri Perkes of the front office and Luis Segovia of maintenance were also present in the meeting. Curtis Koster and Laura Schmitt, of the board, were absent.

President, Kenny Allred spoke about the importance of creating unity in our community – even with disagreements. “It has been ever more important that we stick together as a community. There are processes in place with the board where we debate and discuss things to work towards the betterment of our community.”

COMMITTEE REPORTS:

ACC – Kenny Allred read Steve Hart’s report: “I would like to thank everyone for keeping their properties in good condition so our community looks good and encourage everyone to read the rules and regulations and the CC&Rs and follow them. They can always ask questions if they need clarification. Please fill out the ACC forms if they decide to change or add anything to the outside of their homes or properties and turn the forms in at the office. We are still working with some homeowners who are in violation. Thank you so much.”

HIC – The HIC has been diligently working to beautify the front of our park, as well as many hours spent in the gully and Roadrunner Park. We appreciate all who volunteer to help with the beautification of our park. There have been several work parties. Volunteers are always welcome.

ACTIVITIES COMMITTEE – Maria Allan reported that we currently have \$2,400 (plus change) in our account. We raised a lot of money at our annual meeting. We are going to use this money to create some events that we hope you all will attend. We’ve had a pretty low turnout at our monthly events: potluck, ice cream social, and movie night, and would love for more to attend. In addition to our regular activities for November, we are planning our annual Thanksgiving dinner including an entertainer who is coming to perform for us. In October we will have our annual Halloween golf cart parade. We also are planning an event in January – The Great Harrisburg Bake-off contest. Stay tuned for more information.

NEWSLETTER – Maria would really like to thank those who have contributed to the newsletter. Thank you to those who write columns or contribute content for the newsletter. We try to write things of interest that involve the community. Maria stated that she would like your suggestions and ideas for interesting things to be added to the newsletter. Please get in touch with Maria Allan with suggestions and input.

MAINTENANCE – Luis reported that since the last quarterly meeting there have been over 128 repairs in the park including fixing broken valves and sprinkler pipes. This number does not include emergencies, of which we have had nine since our last quarterly meeting. All of the emergencies have been taken care of. Luis reported that when there is an emergency – he is the first one there and the last

one to leave, no matter how long it takes. This includes repairing and flushing the system, making sure that all of our fire hydrants are clean and clear of any debris, and that our sprinkler system throughout the park is working properly. We have had a challenge over the last couple of months regarding eight power outages. Each time the power is out, Luis has to reprogram at least 112 timers throughout the park.

The pool and the spa are up and working properly. There are new covers on all four of the handrails. The spa has been drained once during this quarter. Harrisburg pool and spa has had four inspections from the Health Department. Insurance and State inspections were completed and Harrisburg has passed all inspections.

The landscapers have continued to clean the gully. We have applied an insecticide throughout our lawns, as well as fertilizer. Tree trimming throughout the park is also being done on common ground. Luis voiced concern over residents trimming trees and branches and leaving them on the lawns, which kills the grass quickly. Please make sure to clean up after trimming trees.

Dave Comerzan asked if we have a date for shutting down the sprinkling system for winter. Luis stated that Harrisburg usually shuts down the sprinkling system once temperatures are at 55 degrees. Luis said that he will begin to taper the sprinkling system down during the month of October until they are eventually all shut off. The office will send out email and Facebook notifications to let residents know when to expect sprinkler changes/shut off days.

Dave Comerzan asked the board who to contact concerning maintenance when there are questions or concerns. Kenny Allred stated that anyone can contact him at any time with any questions. Kenny will not make any decisions without contacting the board and voting on any and all concerns – even if it means calling an emergency board meeting. Gary Stroschein praised Luis for his quick response and execution concerning the large water leak by Roadrunner Park. Karen Brunnette asked about the insecticide and taking care of the grubs in the lawns. Luis assured her that the product is used for grubs and other insects and takes some time to work. The insecticide will need to be reapplied, as scheduled. MaryAnn Allred stated that this is a systematic process and will take some time to produce results without killing our lawns or hurting our animals.

Kenny Allred expressed thanks to Luis for all of his hard work and dedication to Harrisburg Estates. Luis is “on call” 24/7. He asked residents to please follow protocol – always fill out ACC forms so that we can keep our water/electrical lines up and running. There is a lot of vetting, reviewing, and assessing that goes into this process. Keeping Luis and the ACC in good communication over projects helps move things along quickly and efficiently. Most ACC projects are approved within 2-3 days. This process helps our park prevent accidental emergencies today and in the future. Please make sure all contractors communicate with Luis and the ACC. Kenny also voiced concern over residents using fertilizer and other chemicals on their properties. He asked that all residents communicate with Luis- as this prevents potential hazards to our animals and water systems. This is a small community and communication is key to our success.

Kenny Allred spoke about our water system. Harrisburg has its own water system. Hurricane Water supplies water to Harrisburg and then it is our own system that we have to take care of. Our water is our biggest bill – at around \$15,000 per month for the entire park. Please conserve water as the price of water continues to increase. Kenny talked about how important it is to be prepared when the water/power is shut off for repairs: drinking water, candles, flashlights, food, extra medication, and other essentials. Kenny and MaryAnn Allred have volunteered to help individual residents who are wanting assistance concerning emergency preparedness. Kenny expressed how important it is for residents to check emails, Facebook notifications, and our community signs so that communication can be successful.

DOCUMENTS COMMITTEE – MaryAnn Allred is asking for volunteers to be on the Documents Committee. There will be some changes as we implement our new software that will help improve all of our documents throughout Harrisburg. There are at least seven documents that need to be reviewed and updated. The Documents Committee hopes to have these documents revamped with our new software by the end of the year to streamline our system electronically. The committee has been working on removing out-dated verbiage and updating our rules and regulations. All changes made to documents will be reviewed and approved by the board. The office will continue to provide assistance, as needed. MaryAnn reiterated the need for volunteers – even if it’s just for a short duration. Volunteers can contact the office for more information. The new software will assist with the efficiency in many things including: documenting maintenance/office projects, expenses, taxes, tracking times/dates, and requests and communication throughout the park. The goal of the documents committee is to create transparency throughout Harrisburg and this new software will help assist this process. Kenny emphasized that this process will not be about big changes, rather, it will help us update documents, improve our residents emergency contact information, rental agreements, pets, etc. MaryAnn talked about the need to comply with all city and state codes – this is our responsibility to stay up-to-date with any changes to the laws.

FINANCIALS – Diane Bright reported that in the Cache Valley Operating Account – we have \$80,000. Total reserves is \$256,000. Total bank accounts is \$383,000. Dave Comerzan asked if we can get hard copies of quarterly and monthly financials. Kenny expressed concern with our accountants that we have contracted. Kenny stated that Harrisburg will try to keep more of our financial operations “in house” and will make sure to implement transparency concerning all financial reports. MaryAnn Allred commented that the software we are going to be installing is the exact same software that the contracted accountants are using. The office will be doing more of the accounting procedures minus the taxes.

OFFICE – Dave Comerzan asked if the office is fully equipped. Kenny explained that Joy Parker, Janice Hoskisson, and Terri Perkes are all working together in the office to make things run smoothly – with Joy retiring soon. Janice Hoskisson reported that the office is here to work with all of the residents and encouraged all to communicate any questions, concerns, suggestions, etc. Janice voiced her appreciation for all residents who pay their HEOA dues on time and for all the love and support felt throughout the community.

POOL/SPA - Kenny talked about the pool closing/opening dates, as there have been a lot of questions regarding this. He stated that the rule of thumb for opening the pool is 3 days of at least 80 degrees. Closing the pool is a different story, as the Harrisburg Board can vote on when to close it. Varying factors include: residential use, weather, propane usage, and budget considerations. Luis commented that our solar system works, especially when the temperature is above 80 degrees – no propane is used. However, the spa does not have a solar system and uses propane year-round. Kenny expressed the need for residents to fill out forms so that group decisions and quarterly meetings will be effective. Luis talked about how important it is for all residents to shower before entering the pool/spa. Failure to do so will result in added costs of chemicals to regulate the water and make it up-to-code with the Utah Health Department. MaryAnn Allred stated that she will check into the rebates concerning power and solar panels through Rocky Mountain Power. Kenny commented that we are over-budget on our pool and spa this year with repairs to seals, pumps, and heaters that had to be updated and in compliance with the State of Utah. Luis and Kenny have been talking about the usual wear and tear of the pool and spa (plaster) – and possibly planning on repairs under next year’s budget. Luis emphasized how important it is to NOT wear shoes in the pool/spa, as it damages the surface.

EMERGENCY RESPONSE – Ambulance, police, and fire department’s are having a hard time finding residents during emergencies. Residents discussed repainting addresses on the roads, roofs, and large address signs on the homes to assist first responders. Stay tuned for updates.

ROADS – Kenny Allred spoke about the concern with heavy trucks entering Harrisburg, and the effect that it has on our water lines. He would like to put up a sign at the entrance of Harrisburg with a maximum weight limit posted. Kenny emphasized how important it is to fill out appropriate paperwork before a project is approved from the ACC, especially concerning heavy equipment. Luis spoke about the KOA sign that is right outside of Harrisburg Park and that it may be confusing. Removing/relocating the sign will help prevent travelers from needing to turn around heavy trailers in Harrisburg.

Kenny Allred has been in touch with the contractors regarding the resurfacing of the roads in Harrisburg. He stated that it is a “moving target” and the dates keep changing. It was supposed to be happening in September, but we will keep everyone informed as more information becomes available. The resurfacing project will likely take place in October. If the weather is not warm enough, this project will be revisited next spring.

Kenny reported that Harrisburg’s Rules and Regulations states that residents should not have the bumpers of their cars out in the roads or curbs. Our ACC has been very lenient. During the road resurfacing, no cars will be allowed on the roads. There will be a tow truck available for noncompliance. Residents will be asked to park across the street by the dumpsters. The resurfacing project will take three days to complete and cure properly. The resurfacing of the roads is imperative to keeping our water lines intact. Residents will be notified via email and Facebook as more information becomes available. Volunteers are needed to make sure that all residents are taken care of during this time. Kenny expressed appreciation to Dave Comerzan and Stan Roberts for their research on the roads and resurfacing.

DOGS – Vickie Brooks voiced the need for documentation of offenders including pictures and homeowner names of those who aren’t cleaning up after their pets. Debbie Olsen asked about there being signs for the dog parks. No new signs will be installed at this time.

DUMPSTERS – Gary Stroschein spoke about the need for cleanup around the dumpsters, as well as replacing the dumpster lids with quality heavy-duty lids to prevent littering. Luis commented that the lids will continue to break, as people place heavy objects on top of the dumpster. Vickie Brooks stated that the “Harrisburg Resident’s Only” sign needs to be more visible and the tree near it needs to be trimmed back.

TREES – Resident, Bobby Fein, asked about the tree overgrowth in the park. He asked what is the responsibility of the homeowners versus HEOA landscaping regarding tree trimming. Luis stated that during the off-season, landscapers work on the trees in common ground areas. Any trees between houses are the responsibility of the homeowner. Luis assured everyone that the trees will be trimmed soon with the up-coming off-season.

ADJOURN

Respectfully submitted – Janice Hoskisson