

**HARRISBURG HEOA QUARTERLY MEETING**  
**Saturday March 21, 2026**  
**Harrisburg Clubhouse 10 AM**  
**Minutes**

**CALL TO ORDER:** President Vickie Brooks 10:10 AM

**PLEDGE OF ALLEGIANCE:** Vice-President Virginia Bell

**BOARD MEMBERS ATTENDING:** Vickie Brooks – President, Virginia Bell - Vice-President, Diane Bright - Secretary, Barb Campbell – Treasurer

First call for ballots

Second call for ballots

**BOARD MINUTES REVIEW/QUARTERLY BOARD MEETING:** December 20, 2025

Minutes were approved as read

Tellers' Committee please stand

Final call for ballots

Tellers' Committee excused for counting of ballots.

**COMMITTEE REPORTS**

**ACC COMMITTEE** – Steve Hart reported this committee approves any requests for improvements outside your home. Please complete, sign, and date the form and turn it into the office. One of the committee members will pick up the form and go through the process to get your request approved. The approval process usually takes a couple of days. We really appreciate everything everyone does to keep their property looking nice.

**ACTIVITIES COMMITTEE** – Maria Allan reported the Activities Committee had a successful year. They do this through generous donations to fundraisers and the bargain table. Thanks to all the volunteers. Information is on the marquee, the Newsletter, e-mail and Facebook.

**NEWSLETTER** – Maria Allan reported she will need to step down as editor. If anyone is interested in taking over the newsletter please contact Maria. She appreciates all the support.

**OFFICE** – Teri Perkes reported that all office workers are part-time. The office staff met with Barb Campbell, Board Treasurer to discuss office responsibilities. In case of an emergency, please contact the Board President. Only call Luis if there is **heavy water flowing** or a **possible break**. Office hours are 9AM-noon Monday through Friday.

**HIC COMMITTEE** – Mary Ann Roberts reported that Luis Segovia is taking care of the area in front of the fence running parallel to the frontage road. Luis will also be taking care of the gully. The HIC committee is responsible for the common areas within the park. We need volunteers. Work party times will be posted on the bulletin board, Facebook and e-mail to homeowners. Jerald Ciccanti was **not** fired. There was a misunderstanding and discussion of dissolving the committee which would have a negative impact on the community. Gerald indicated things were getting too difficult to manage and keep up with and offered to step down. Luis is responsible for all the grounds throughout the community.

**MAINTENANCE** – Luis Segovia reported that the property has been sprayed seven times this year. He discussed the challenges with the paving contractors and gave updates on water valve replacements. He also reported the lines for parking were painted in front of the clubhouse and directional arrows were painted on the roads. On March 9, 2026, he started turning on sprinklers in the entire park. We have had 1 water leak emergency on #1 Redbluff. On February 5, 2026, the landscapers were assigned to Memorial Park and the front road during the months they are not mowing and watering. We still need to replace two main valves at some point. It is a work in progress. Luis reported there have been questions about his duties. He reported he is the Maintenance Supervisor, Project Manager, and Supervisor of the landscapers and labor. He is responsible for purchasing fertilizers, and parts for sprinklers etc. At present, he is also cleaning the Clubhouse.

Greg Shaffer 71 Redbluff – To begin with, Luis, you are doing a great job and we appreciate it. Just a suggestion it would be nice if Luis was to chair the HIC Committee to help co-ordinate the work.

Vickie Brooks responded that Luis has been put in charge of the HIC Committee.

Richard Gray 54 Pioneer Way - Who on the Board oversees Luis? – Virginia Bell

Amber Barrick 53 Pioneer Way – There is pea gravel on the roads. There are soft spots and areas that might get worse.

Luis Segovia replied that subcontractors did the work on the paving. We asked for an evaluation. Luis is working to find a way to hold the contractors accountable.

Cindy Bryant 13 Redbluff - Luis also advised against having the roads done at that time. So, thank you Luis for trying.

Vickie Brooks replied that the Board at that time was not aware of all the incidental expenses. Our current Board is now trying to rectify the situation. It is going to take some time.

Krystal Glass 42 Redbluff – Luis, thank you you're a very hard worker. What is the board's current process for reviewing contracts and hiring a contractor and obviously subcontracting. It is more than just "is the money there." So, what is the current process for how you guys determine if a contract is right for the park?

Barb Campbell replied that is a great question. She reported that unfortunately, in 2025 we did not have anyone managing finances. We didn't have a Treasurer in place. There wasn't anyone evaluating whether we had the funds for road resurfacing. The honest answer, barely. We had used so much of our reserve for all the water breaks we had the past two years. That was the first red flag. Secondly, our Maintenance man has to be involved with the vendors, and anyone coming in to do work in this community. So that falls back on the HEOA, not just one person. We have to look at multiple vendors to ensure we make the best decision. These vendors have to be credible, to ensure we get that same service and quality. None of that was done. There were a lot of things we failed at by putting that slurry down when we did.

Krystal Glass 42 Redbluff - It sounds like there is a more structured process in place now.

John Parker 9 Archview – Luis, last year Rocky Mountain Power contracted to change out some boxes. They were supposed to come back and do more. Have you heard any more about that?

Luis replied that Rocky Mountain power was giving grants. The bid was for 4 electric boxes, each one costing \$25,000. Two were replaced for free near Road Runner Park. We have applied for a grant for the future. We haven't heard anything. Once they have those funds, they will replace the boxes that are in bad shape.

Greg Shaffer 71 Redbluff – Would propose the Board appoint a Budget Committee. He stated there is a wealth of knowledge of members in this community. This would help advise the Board and Luis to come up with the best solutions for some of these concerns, and for the right prices. I still believe you need a Budget Committee.

Cindy Bryant 13 Redbluff - We have always had a budget committee. We have had working board meetings where people can come and help with the budget, several months in advance of the budget. It has not happened in the last year or two.

Barb Campbell replied that it will be a working board meeting. We will have the first one in June after our quarterly meeting. All Homeowners are welcome to attend that June Meeting, be here, listen in, contribute whatever you want.

Steve Hart 51 Redbluff - Committees or the office will send out a blast – Please read your e-mails!

**FINANCIALS** – Barb Campbell reported we are doing well. However, any new improvements that are not on the budget will not be scheduled at this time. Each month we transfer a portion of your HEOA dues to the reserve. The reserve funds are for maintenance improvement and repairs based on our Reserve Study, water valve replacement and water leaks. The other accounts are operating expenses and committees. Our outstanding AR stands for accounts receivable. They are your HEOA dues which are needed to cover our monthly expenses. We currently have an outstanding balance of \$21,879. There are two properties with our attorneys for collection of unpaid dues. We do have a few people who are behind on their dues. Please get your dues in on time.

We have had 1 water break this year. In 2025 there were 9 water breaks. In 2024 we had 11 water breaks. We cannot budget for water breaks. In 2023 we had 3. For three years we have been dealing with water breaks. There is not much we can do but be reactive to it. The water breaks will determine how healthy we are with our reserve. We all need to look more closely at our own water usage. What are we watering on our property? We ask that everyone do their part and conserve water and be responsible.

Greg Shaffer 71 Redbluff – One evening approximately 9:30 pm, he could see water running down the gutters. There is a lot of water waste. Please let Luis know. The Sewer is a large expense. Can we prove our usage? The irrigation system goes on at 9:30. He mentioned Hurricane City can meter your sewer. We could do some studying on what we pay for sewer. The bad news is the City of Hurricane is going to raise their prices by 5%. They calculate the sewer on the water usage. The more water you use, the higher the sewer. One

thought, if the irrigation goes on at 9:30 then from 9:30 until midnight if you look at the water meter you could find how much is used for irrigation. Third thing, there is a meter they can meter your sewer. We can try to get a discount on the sewer.

Luis replied that he used to work for the water department. We don't have irrigation water. Everything we have here is culinary water. We have a problem with homeowners manipulating the timers and using too much water.

Richard Reynolds 5 Archview & 7 Mountain View - He has no trees, therefore no need to use water. Both properties are all rock. As long as we need water, we will have bills for water. If you want to conserve water, get rid of your need for it.

Dave Comerzan 14 Redbluff – The Washington Water Board has a program to pull grass out and replace it with rock and they will reimburse you. Look into that. Every little bit helps. Seven states are fighting over Colorado River. Requested we provide the amount of water usage in the park once a month to homeowners. Once a month send out a blast. This would keep it in front of people and help us be constantly aware of how much water we are using.

Mary Leneau 78 Redbluff - Mulberry trees all have shallow roots. If I made that grass all gravel, then those trees are going to die.

Luis replied that those trees don't need much water. If they have less water the roots will go deeper.

Richard Gray 54 Pioneer Way - I just wanted to suggest a drip system might be something to look into as an individual homeowner.

Richard Reynolds 5 Archview & 7 Mountain View - Concrete can shift upward due to the roots of the trees. If you don't water the trees as much the roots will go deeper. So, you don't have to water those trees a lot.

Cindy Bryant 13 Redbluff – Grass is a survivor. It may look dead at times, but it might come back.

Homeowner – Maintenance work orders are inside the office door. When is our next reserve study to be done?

Board President Vickie Brooks went over some recent changes and additions to the Rules and Regulations of our community.

- **CLUBHOUSE**

- Clubhouse hours are currently 7AM to 10PM. We have had one incident of rule misunderstanding, if two more issues surface, we will need to resort to previous hours of 7AM to 9PM. We need to remember that we are not a public facility.

- **KEY FOBS**

- If HOA Dues are unpaid beyond 60-days the Key fob will be disabled and the owner charged \$25 to reactivate the fob once delinquent dues have been paid. If three warnings have been issued for infractions and/or violations of clubhouse, pool or spa issues the key fobs will be disabled. Reactivating the fob will again result in \$25.

- **PARKING**

- Only autos and golf carts are permitted to park at the clubhouse overnight and must be registered with the office. Overnight, or extended-stay parking is available on the South End of the dumpster area. However, this property is owned by Hurricane City and may be ticketed. Since we do not own this property, you must park at your own risk.

- **POOL**

- The pool will be open on April 14 through October 10 of every year. It may depend on the weather or temperature changes.

Board President Vickie Brooks asked everyone to comply. Teamwork is important to our success. Thanks to everyone.

## **OPEN FORUM**

Dave Comerzan 14 Redbluff – When somebody comes into the park do they get a copy of our Rules and Regulations? Yes

Greg Shaffer 71 Redbluff – Cleaning of the clubhouse. He thinks Luis has better things to do than clean the clubhouse. Is cleaning the clubhouse a paid position?

Vickie Brooks: Yes, it is a paid position. Luis stepped up and temporarily offered to do this.

Mary Leneau 78 Redbluff – Mentioned that some people are not aware that there are recycling bins for cardboard.

Lance Murphy 60 Cottonwood – He suggested that many of these rules and regulations are not totally enforceable. We need to make a few changes to these rules to be in line with what is allowed and needed in order to have a great community. I'm here to help.

Vickie Brooks responded that we are currently addressing these concerns.

Dave Comerzan 14 Redbluff – Shout out to the Board for a well-organized, well-run meeting.

### **TELLERS' COMMITTEE**

The following four people received the most votes:

Virginia Bell, Colleen Liechty, Jerry Bryant, and John Parker.

The following individuals will serve the remainder of their term.

Vickie Brooks - President, Diane Bright - Secretary and Barb Campbell - Treasurer

Swearing In of new board members by Vickie Brooks, President

**MEETING ADJOURNED: 11:52 AM**

Submitted by Diane Bright