

**HARRISBURG ESTATES OWNER'S ASSOCIATION
WORKING BOARD MEETING
JUNE 2, 2026
HARRISBURG CLUBHOUSE 10:00 AM
MINUTES**

Call to Order: 10:02 AM by Vickie Brooks

Board Members Attending: Vickie Brooks, Colleen Liechty, Barb Campbell, John Parker and (Jerry Bryant via phone)

Excused: Diane Bright, Virginia Bell

Also Attending: Luis Segovia - Maintenance - Grounds/Pool Manager

Approval of Minutes:

I. HEOA Website and Unified Communications

We are looking into our By-laws to see what is required to create an official Committee or a temporary Committee. Then we will consider adding wording to our By-Laws for creating a committee to discuss recommendations for upgrading our Website and initiating unified communications.

MOTION: Barb Campbell moved to create a Unified Communications Committee

SECONDED: Vickie Brooks

VOTE: Motion passed: 4 in favor 1 opposed

II. Reports from Hurricane City Water Board and Ash Creek Special Service District (Sewer)

Hurricane City Water Board Website: Please no watering between 9AM and 10PM.

Utah H. B. 274 Water Amendments. H. B. 274 passed in the 2025 General Session and addressed regulations related to water. "The bill enables water suppliers to adopt significant tier structures to incentivize conservation..."

Hurricane City Water Board Meetings held last Tuesday of every month.

Ash Creek SSD (Sewer) Website: "...This resolution included the option for the district to implement a **5%** increase annually (starting in 2024) if needed..."

III. Wildfire Mitigation (Gully)

Discussion on Fire Prevention in Memorial Park. We agree the overgrowth in that area needs attention. Luis and the landscapers now help in coordination with the HIC Committee. Two weeks ago the landscapers cleaned the dead branches on the houses on Overlook. The landscapers do not have a license to climb trees. Luis and the landscapers will do anything in particular the Board thinks appropriate. Luis will work with the HIC Committee Chairperson. There was discussion on bringing the "Tree Guy" to trim some of the trees. HIC would like to be there when this happens. Luis mentioned it is easier to see where the trees need to be trimmed in the summer when the leaves are lowering the branches.

IV. Water Leak on Cottonwood

The homeowner originally had several different ideas for the property. He finally expressed that he wanted to keep water available to the grass area. The Board would like to accommodate the homeowner as **much** as possible. However, some of this grass area is in common area.

Three bids for repairing the Leak: (None of these bids includes concrete replacement):

Whipple Plumbing \$14,871

Custom Plumbing \$15,275

Mr. Rooter – 3 different bids (on different options)

1. Some areas have couplings... 4,018.31 if we can make that work.
2. \$5,931.48 cut a section to find where the leak is at. Cut concrete etc.
3. \$9,062.96

MOTION: Barb Campbell moved for Luis Segovia to find a solution for tapping into lot #45 Cottonwood.

SECONDED: Vickie Brooks

VOTE: Motion passed 5-0

Discussion on watering of areas that are mainly in the sun (grass seed has been added to lawns around the park). The areas with shade are doing well, with watering for 10 minutes at a time. However, the open areas that are mainly in the sun, need additional time. It was decided to extend the time for these areas to 15 minutes of watering. Luis will monitor this and if necessary, the time would be extended to 20 minutes.

Open Forum

Helen Flutter – 54 Cottonwood – Who is responsible for the plants on a Homeowners property? The Bush tree is out of control on 55 Cottonwood, which is for sale. Also, at the park entry #15 is for sale. Who is responsible for their plants?

Answer: On 15 the landscapers will do anything on the entrance. The HIC Committee knows about trimming on the corner by the stop sign. The homeowner said the bushes are there for privacy. Every lot has a pour slab of concrete with pins in the gutters for reference. In the absence of pins a rule of thumb is the owner has five feet past existing concrete, not added concrete from their slab. There are plot maps in the conference room upstairs. We could bring in a surveyor to determine what is homeowner property and what is common area.

DAVE COMERZAN - 14 Redbluff – Question about sewer and water – The sewer is a fixed rate per month. The charge for water is determined by usage. Threshold 12,000 gallons if we use less water do we save money? We were told by the sewer department we are below our allotment. There are pros and cons. We would not necessarily save money if we took out grass and replaced it with decorative rocks. Would it be worth it to revisit the issue of installation of water meters to individual lots? Probably not at this time.

D. J. Powers - 117 Overlook – It doesn't take the landscapers that much time to do the mowing. It would be an expense to redo those areas and put in the ground cover. We enjoy these green spaces. Also, Roadrunner Park – Someone is stealing and sabotaging the plants in the bowls on the barbecues. Someone stole a plant cutting and a plant when it was ready to bloom.

Discussion about people taking things that are not theirs. Possibility of installing cameras. We can bring this up in our June Board Meeting. If you don't have the money at the time - put an IOU in the box!!

Luis Segovia suggested an idea that would save us money. There are areas not being used where we could save on the water. His team in the off season could figure which ones to get rid of and the HEOA could buy the rocks.

Meeting Adjourned: 11:45