

HARRISBURG ESTATES OWNER'S ASSOCIATION QUARTERLY MEETING
SATURDAY JUNE 20, 2026 - 10:00 AM Clubhouse
MINUTES

CALL TO ORDER: Vickie Brooks, President

PLEDGE OF ALLEGIANCE: Maria Allan

ROLL CALL OF BOARD MEMBERS PRESENT: Vickie Brooks - President, Virginia Bell - Vice President, Colleen Liechty - Secretary, Barb Campbell - Treasurer, John Parker - Board Member

EXCUSED: Diane Bright and Jerry Bryant

ATTENDING: Luis Segovia – Maintenance - Grounds/Pool Manager

BOARD MINUTES APPROVAL:

MOTION: To approve the minutes from the June 2, 2026 Open Board Meeting made by Barb Campbell

SECOND: Colleen Liechty **MOTION CARRIED:** 5-0

INTRODUCTION OF NEW HOMEOWNERS:

Chance Miller - 4 Scenic Circle

Helen (Elena) Futter - 54 Cottonwood

COMMITTEE REPORTS:

MAINTENANCE: Luis Segovia reported - **Removal of tree on Scenic #1** – a lot of mulch for homeowners to use as needed.

The **lawns** are getting a little dry. We have decided to increase the watering time in some areas. It might take over a week. It is a Work in progress. Vickie Brooks said on the dry spots there will be an adjustment period. The entire property has been sprayed five times.

On the **road situation**, they decided that Pioneer and main entrance were the worst and they redid these two entire areas for free. A company has done sweeping on our roads three times at no cost.

Pool and spa – the permits are in place. A few issues have come up as the health department requested us to get a more powerful **circulating pump**. We just barely got it done two days ago. The pump we took out was from 2018.

The **Landscapers** are working more on common grounds. The HIC is doing a fantastic job. The Landscapers will try to help as much as we can.

Since the last quarterly meeting, there have been **no emergencies** in the Park, **however we have experienced problems**. We found these issues before it became necessary for an after hours call. Finding these before they become emergencies saves us money. One in Arch View, one at Pioneer 61, one in Cottonwood and one between Pioneer 55 and 56.

Since we adjusted the sprinklers over a month ago, we have had 93 **work orders**. In some cases Luis has created his own work orders.

Helen Futter – 54 Cottonwood – Asked about painting the lines in front of the Clubhouse. The Board is aware and working on getting this getting done.

Marge Comerzan - 14 Redbluff - Concern about the tree on KOA property. There were possibly kids with BB guns and the potential for setting fires. Call the police department first. Call the fire department. We can give the fire department a call again and see if we can require the KOA to keep it clean.

ACC: Steve Hart is not available. He sent a message saying the Park is generally looking good after seeding and watering. Please remember to maintain the flower beds on your lot and maintenance on

your home. Please remember to fill out an ACC report when you want to change something or do improvements on your home. That has to be approved prior to the start of any work. Turn the form into the office. It is important for all homeowners to make the community look better and improve it whenever we can. We appreciate your help and assistance.

HIC: Everything is going well. The volunteers are doing great getting up and getting things done early. Open to any suggestions.

ACTIVITIES: Maria Allan - July issue of the newsletter will be the final issue. The office could do it temporarily. Announcements of activities will be on the marquee and in e-mails to homeowners.

OFFICE: Joy Parker - Thanks for turning your payments in on time. If you have issues with QuickBooks, please contact Joy on Mondays. Send a message to the HEOA office but please not on Facebook. In June four properties changed ownership. Hopefully we will start moving properties again.

DOCUMENTS: This Committee has been a problem for many years. Our Governing Documents are vague in a lot of situations. The Bylaws need a lot of work. Kristie Jensen (interim committee chair), Barb Campbell and Colleen Liechty will help with this committee. We will make an effort especially during the fall and winter months and hopefully by March 2027 meeting to have those updated. Any changes to the Bylaws will have to be approved by our attorneys.

FINANCIAL REPORT:

Handout of financial status as of 6/19/2026 (Cash Flow)

The Contingency Fund is for unexpected problems or expenses. We are operating on a tight budget every month. Outstanding Dues: Two of our properties have now been referred to our attorney. On one property, the attorney will be conducting a sheriff's sale. We are making some gains on getting closure on this particular property. The second one the owner has not lived in for over a year or two and the last dues were paid in January. They are letting the property go into foreclosure. We had to act immediately with our attorney to file the lien against the property for the \$900 the owner owes the community. We also have a few owners who are slow in paying. We are trying to make sure no homeowner is past 90 days late in their HEOA dues. Our treasurer is taking it very seriously to see that our expenses do not exceed our income. Homeowners are asking if we have funds to do certain projects, the answer is no. This consistent tracking will help us avoid special assessments and keep our HEOA monthly dues as low as possible.

RESERVE: We take a percentage out of your dues and put it into the reserve account. This account pays for all of the water leaks. We had 6 this year so far. We have paid through the 18th of this month \$20,000, that came out of the Reserve Fund. We do have the funds every month putting in another \$3,500. Here is our problem, the reserve fund is also set up for things we have to maintain over a certain lifespan. An example is the pumps for the pool. There are also items on the reserve study, where we have to use funds to cover those expenses. Part of our thinking as we look at our 2027 budget, is that we may need to increase the amount of dues to put into the Reserve. Historically these water breaks cost from \$30,000 to \$57,000 in one year to repair. This is where we can't budget, we can't know what is going to happen and how much it is going to cost. So, instead of imposing a special assessment, it is our hope we can keep funding the Reserve.

WATER in southern Utah is like gold. The only way we can lower any costs is to lower water consumption. We still get charged based on how much water we use. Please conserve water. We love green grass. Please give consideration to how you would water if you were charged by an individual meter on your residence. Please do not waste water. Fortunately for our little community, it probably won't come to installing individual homeowner water meters. Right now it is just one water and sewer bill for the entire community. **One of the sprinkler (valve/green) boxes on common ground has been altered by someone taking the screws out of it. After the first time we had to replace 16 screws. If anyone has them, we would like the screws back. We nicely request that homeowners take care of your own property and leave the common areas to our Maintenance Manager and to our staff. If you feel there is a problem, please fill out a work order. We would appreciate it.**

Harrisburg Water and Sewer bill for 2/03/2026 to 3/05/2026 divided by lot owner.

NOTE: ***Water amount is variable based on consumption. Sewer is the same amount per month.**

SERVICE	TOTAL	LOTS	PER LOT
02/03/2026 to 03/05/2026			
Water*	\$4,436.69	226	\$19.63
Sewer	\$8,572.48	226	\$37.93
Drainage	\$4.00	226	\$0.02
WCWCD	\$202.31	226	\$0.90
	\$13,215.48	226	\$58.48

The **drainage fee** in Hurricane City is going up. Our drainage fee will increase from \$4.00 to \$11.00.

DUMPSTERS: Tires – Cement – Mattresses and even “Sanitary Appliances” are being placed beside our dumpsters. You cannot take tires to the dump. We will figure something out for the tires currently by the dumpsters. There is no way of enclosing the area. Possible solutions: cameras, talking to other waste management vendors, different types of dumpsters. Again, here is the problem, there is no way to police some of these solutions. There is a tree covering the sign in front of the dumpsters.

Helen Futter - 54 Cottonwood - In her former residence they had a bulk week for garbage pickup. The Board can look into what companies might provide these services in a contract.

Joy Parker - 9 Arch View Drive – Can we put a sign out that says smile, you are on camera? We will definitely look into that. We will look into cameras and signs that say you are under surveillance.

Terri Perkes - 125 Overlook – Could we put up a sign: NO concrete, NO tires, NO Furniture etc.?

DRIP SYSTEMS: We have homeowners that feel that the HOA and maintenance is responsible for the drip systems on their properties. The HEOA is responsible for the pipes and connecting water system. If a homeowner created a drip system that waters all around their property, If that breaks, it is the responsibility of the homeowner to fix it.

GRATITUDE FOR VOLUNTEERS: Because we are doing well at saving money, we want to thank all our volunteers. Mary Ann Roberts and the HIC Committee are saving us money. Maria Allan handles

the key fobs, that saves us money. People in the community with skills keep us in a good financial position. We have an amazing maintenance man. He saves us thousands of dollars. Luis Segovia is worth more than every penny he is paid. We had three bids recently to repair a leak and replace pipes on Cottonwood to a lot on Redbluff. The highest of the three bids was around \$15,000. The bid did not include the replacement of concrete. Luis figured out a way to cut the line, plug it, and connect to the property next door. This is just one example. We hope people in this community read these minutes.

WATERING: Please avoid using water outdoors between 10AM and 8PM. (Fees are possible)
President Vickie Brooks said there are homeowners watering their own lawns anytime they want, especially during the day. We have a list of those who are doing this and if it continues, there could be fines of upwards of \$100.00 that may be assessed.

RENTAL WAITING LIST. We have a waiting list for those wanting to rent their property. If you sell your property, the buyer has to start the rental process all over again. Terri Perkes suggested that when the title company sends the forms, we need to let the buyer know they cannot rent the property immediately after purchase, but have to go through the HEOA process. Joy will see that it happens.

Chance Miller – 4 Scenic Cir - It was in writing that there was a waiting list for rentals in Harrisburg when he purchased his property. He said it is in the MLS you have to abide by the Hoa Rules before you can rent it out.

NEW BUSINESS:

REINVESTMENT FEE: Voted on in 2024 and it did not pass. When an owner sells their property the HOA can charge a reinvestment fee capped at .05 percent. We recommend reconsidering implementing this reinvestment fee as our costs are going up. This would be additional income for our community. We could propose .05 percent, however the percent is negotiable. We have sold four homes in the last month. If we had received the reinvestment fee it would have helped with our operating costs. The Board will discuss and set up an online software for tracking voting. The software is pretty inexpensive to set up. We are wanting to do that in the fall. The majority here would vote yes to a reinvestment fee.

STREET LIGHTS are assigned to the individual power meter and are the responsibility of the homeowners. The homeowners are responsible for the replacement of their street lights.

Karen Brunette - 63 Pioneer Way – Saw a woman walking her dog one evening who was almost hit by a car because it was so dark. “It could have been me.” She replaces bulbs when possible. Some people prefer the light not to be on. One option is to put a motion light on the post.

OPEN FORUM

Randy Copple - 57 Cottonwood – Member here for 25 years. Curious - most of you people don't have trailers. I think the people who have RV's get short changed here. We used to have access to bathrooms 24/7. Can the use of fobs loosen things up a bit? The current Clubhouse hours are 7:00 AM to 10:00 PM

Marge Comerzan - 14 Redbluff – People are going too fast. We have discussed speed bumps. Luis accepted the assignment to put the 10 MPH sign in the road between the gully and the steps.

Adjourned – 11:41 AM

Minutes compiled by Colleen Liechty