

HARRISBURG HEOA QUARTERLY MEETING
Saturday September 19, 2026
Harrisburg Clubhouse 10 AM
Minutes

CALL TO ORDER: 10:00 AM

PLEDGE OF ALLEGIANCE:

BOARD MEMBERS ATTENDING: Vickie Brooks, Virginia Bell, Colleen Liechty, Barb Campbell, Elena Futter, John Parker and Jerry Bryant via phone

OTHERS ATTENDING: Luis Segovia – Maintenance Manager

APPROVAL OF MINUTES: Minutes from June 20, 2026 Quarterly Meeting approved.

THANKS to Steve Hart for eight years of service on the ACC Committee

COMMITTEE REPORTS

ACC COMMITTEE – The ACC Committee is being reorganized. We need volunteers.

ACTIVITIES COMMITTEE – Terri Perkes – The Activities Committee has \$2,269.86. These funds come from donations to the bargain table. The next coming event is the Harrisburg Cook-off in October. Also, we have a fun activity for Halloween planned. Decorate a cart and/or wear a costume.

HIC COMMITTEE – Mary Ann Roberts – Thanks to the lawn crew for their hard work in the wash. Now it is cooling off, we will have more work parties. Thanks to Marge, Karen and others for watering trees and bushes. Please donate to our bargain table. We always need help so please volunteer.

NEWSLETTER – Janice Hoskisson – The newsletter is condensed. Print copies are available at the front door of the clubhouse and digital copies will be sent by e-mail to homeowners. If you have suggestions please let Janice know.

OFFICE – Janice Hoskisson – Please get payments in by the 15th of each month. This helps things run smoothly. If payments are not in by the 15th, there will be a \$25.00 fee. We need to update our emergency contacts. If you have another residence, please let us know the address where you want voting information to be sent. Facebook is only to be used for positive and general information. Anything negative or personal will be deleted. Some things should not be on the public forum. We will be voting again on a couple of items soon. Please be aware of how important it is to vote on items concerning our financial position. Office hours are 9am-noon, with a possibility of other hours to accommodate owners. Janice thanked Joy for her expertise. Joy is here on Mondays. We need documentation on everything. We need incident reports and work orders in writing.

MAINTENANCE - Luis Segovia – There have been 137 work orders since the last Board Meeting. This is not counting any real emergency. Luis has also worked on several projects for homeowners who did not want to fill out a work order. We need to have the paperwork. Luis has set up timers for the sprinklers. These timers are set to run three times per week. The sprinklers are tested all year round. There are **113 timers**. We have animals digging holes and chewing wires. Power outages make it so we have to reset timers. The timers are on a battery backup.

The problem is when the power surges or there is an outage, there can be issues with the backup batteries, etc. Individual homeowners are more than welcome to water by hand.

Dave Comerzan 14 Redbluff – When will you be shutting off the timers? Will you send out an announcement?

Answer: We will be turning water off in areas that don't need to be watered. There will be a conversation with the Board. Sometimes homeowners can water by hand as well.

Karen Brunette 63 Pioneer – Whose responsibility is it to replace the batteries in the timers?

Answer: Timers, sprinklers and valves are the responsibility of maintenance.

Vickie Brooks 23 Mountain View – If anyone you know is watering during the day, please report it to maintenance.

Jerry Bryant 13 Redbluff – Do we have a plan of the 130+ sprinkler valves and where they are located?

Answer – Yes. There is a list in the office and it is updated.

Karen Brunette 63 Pioneer – When people try to fill bare spots on their lawn, they get the cheapest lawn seed. What is the best kind?

Answer: Get a good quality lawn seed. Luis has reseeded several places in the park.

Dave Comerzan 14 Redbluff – The Washington County Water Conservancy District will reimburse you to replace your grass.

Answer: We could put out an e-mail about that.

Painting the **speed** limit signs and one way with bold yellow has helped to reduce speeding.

Dave Comerzan 14 Redbluff– Are we going to paint the parking spaces in front of the clubhouse and include a specific space for the mail carrier.

Answer: This is a work in progress. We will get to it and want to make it look professional.

The **pool** has had all the necessary inspections.

We will continue to let the community be aware of what the landscapers are doing.

Since the last board meeting there have been two emergency calls. One at Pioneer 61 and the other one on Mountain View 17. Both issues were resolved. There have been six non-emergency calls. Luis came over after hours and there was no water. This is the season where Luis will do a lot of repairs.

DOCUMENTS COMMITTEE – Barb Campbell – We need volunteers. An estimate from our attorney to update our documents was thousands of dollars. If there is no chairperson, then the Board can take over the Committee. Barb Campbell, Elena Futter and Colleen Liechty will be working on this Committee. We hope to get something accomplished by March, 2027.

FINANCIALS – Barb Campbell – Harrisburg is in a good financial position. When people are wanting this Board to spend money and it is not in the budget, we just don't spend it. We actually had money left over at the end of the month. We have not experienced what we did last year. As of yesterday in our operating account, we have \$21,280. Our contingency has \$24,767. So, essentially we have \$46,000 to utilize, if needed. Our reserve only has \$30,855. The problem we have are water breaks. We've been taking the money to repair these water breaks from the reserve. That doesn't leave the reserve to be saved for the improvements in assets we will need to make in the future. We want this contingency fund to grow to cover the cost of water breaks. We are averaging since 2023, \$40-50,000 per year. So far this year we have spent \$39,000 with three months to go. Hopefully, there will be no more water breaks. There are only a few ways to solve the water break problems and they are expensive. We can create a special assessment, we can get a bid to redo all the water pipes throughout the community. We would then have to pass that assessment on to each homeowner. The other option is to exhaust our CDs, which we don't necessarily want to do. Our last option is Whac-A-Mole (spelling from Wikipedia). If we have a problem, we fix it etc. Having the data for the last several years, If we can set aside the funds, we can continue this model. This is probably the least expensive for every homeowner. We are going to be working on a new budget for 2027. We have to take into account all expenses, regardless of whether they are capital improvements or not. Chuck had worked so hard to get a **reinvestment fee** for this community. The funds we could have collected could have been used for a solution for the water breaks. Chuck used a program called SurveyMonkey that we will be using again. On the survey, we will be voting for new board members and also vote for the reinvestment fee. Hopefully, we can get more people to pass the reinvestment fee. Utah law allows an HOA to charge up to 0.5%. Thus far in 2026 we have sold nine lots. If we had received the 0.5% reinvestment fee from these sales, it would have been very beneficial to the community. Capital assessment is also used as a term for the reinvestment

fee. It is set up so you are reinvesting in your community. There are always closing costs with every sale of real estate. **Communication** is key to anyone who is buying and selling property.

Communication is so important. We need to help people understand that this fee would be so beneficial to our community.

Our treasurer is monitoring our financial situation consistently.

Thanks to everyone who came to the meeting to support the Board and our Community.

If you have any suggestions, please let the Board know. We are open to making this a really great place to live.

Dave Comerzan 14 Redbluff – It is important to put out comprehensive information to let people know why it is so important for our community to pass the reinvestment fee (capital assessment).

Reserve Study – The treasurer will be contacting the company to come and do a new reserve study.

OLD BUSINESS:

Garbage dumpsters – We installed some cameras near the dumpsters. This has been very successful. There are not so many tires and junk from outside the community. People are being more respectful.

Vickie Brooks – There has been a decrease in the number of dumpsters that are full. No cement, brick batteries, tires, etc. are allowed.

Marge Comerzan 14 Redbluff – Was walking by the dumpsters early in the morning. She saw a truck with a horse trailer. They turned in next to our dumpsters. “I’m retired, I’ve got all day.” She kept an eye on them. They finally pulled off and didn’t return. [Thank you Marge!]

Street Lights – Anything on common ground is maintained by the HEOA. Anything on the property of a homeowner, attached to their power meter is the responsibility of the homeowner.

Solar lights are an inexpensive option.

Reinvestment fee (Capital assessment) – See FINANCIALS

Karen Brunette 63 Pioneer – Street lights are very important. It is very dark on Pioneer Way. During the night when people are walking their dogs, it can be hard to see them. I try to replace bulbs that are out and keep them at 40 watts or under. [Thank you Karen!]

Dave Comerzan – If we can say what color you can paint your house, why can’t we say you have to have your street light working?

Answer: That would have to be up to the board and whatever rules and regulations state. Even if Luis gets a work order, he cannot go to your house and turn your light on because it is on homeowner property, not common ground. The Board will discuss this further.

Jerry Bryant – What is the tree overgrowth situation and where are we at with The Tree Guy?

Answer: Luis has been trimming some branches. Luis has called the Tree guy for an estimate and they haven’t shown up yet. They seem very busy. If trees are on common ground they are the responsibility of the HOA. In the off season the landscapers will trim as many branches as they can reach that are hanging over the road. Possibility of contacting Zion arborists for an estimate. Further discussion is needed regarding waivers etc.

Appreciation for our Treasurer and all she has done for the Community.

NEW BUSINESS:

RENTALS 😊 – Colleen Liechty – Harrisburg has 226 Lots. The rental cap is 10 %. The Office Manager is responsible for all the policies and procedures regarding rentals. The Harrisburg website has some rental information in the CC&Rs and the Rental Amendment. If a homeowner is wanting more specific information about rental policies and procedures, there is a yellow binder in the office that has printed information and should answer those questions. Also, the office staff should be able to assist homeowners in finding answers to rental questions. **Also, per Harrisburg CC&Rs under rentals: trailers are not allowed to be rented, only the lot.**

Dave Comerzan 14 Redbluff – We are limited to just 22 rental properties in this park. What can we do if people are renting under the table? How could we even find out about that? I have a suggestion, what if we sent to every property owner a form letting them know if they are renting and they are not approved, we can take some legal action against them.

Answer: That's going to be the challenge. We have to have some proof in order to know if they are renting. What makes it difficult in this community, is that we have so many part time residents that you see maybe different cars, maybe different people coming and going, plus you don't always know if they are a relative, friend etc. There are homeowners that allow family to come and stay if they are not occupying the home. Based on our CC&Rs you can have a family member, parent, child, grandchild, great-grandchild or sibling stay at your home. How would we determine or find out if they fall into any one of those family categories?

Dave Comerzan 14 Redbluff – At least if we let owners know they are being looked at and they should be careful.

Answer: We can certainly send out a nice, kind reminder and we will obviously want to let homeowners know that we now have this yellow binder with rental information available for them if they have questions.

Joy Parker 9 Arch View – We had this situation happen twice. The first was someone who did not know the rules. Another one said it was his “sister” living there and it turned out not to be his sister. When you rent something out – **You have to give the office a copy of the lease.** Our neighbors are very good at telling us.

Janice Hoskisson 72 Redbluff – Is there a way to say that if this happens, this is the fine you will receive?

Answer: That is something we would have to add to our governing documents. It could possibly be done through Rules and Regulations. Our Treasurer is all about fines.

Richard Reynolds 5 Arch View – You have lots of problems with renting. You have people who would rent one night only, you have people who will rent for a week, for a year, and all those differential times, causes problems for the Board and trying to regulate it. Plus the fact, if you have to do anything legal, you are going to spend money to do that and time. How much is it worth unless it's a rental that lasts for six months, a year or something like that. Anything short term would be very difficult to control.

Answer: Well stated. All these volunteers that are on the Board, we are not police. We can certainly suggest or ask people to comply with what rules we do have, but that is really all we can do.

Rocky Mountain Power – Harrisburg received a notice from Rocky Mountain Power. There is a meeting scheduled for Wednesday, October 7 from 5-7pm at the Leeds Fire Station, 730 North Main in Leeds. Website: ThreePeakstoPurgatory.com

OPEN FORUM:

Terry Futter 54 Cottonwood – When will the pool close?

Answer: Approximately October 15th, depending on the weather. It costs money to keep the pool open.

Terry Futter 54 Cottonwood - Will we be replacing the boards on the Bridge in the gully? Terry said he would be willing to help.

Answer: Yes, the bridge and the boards on it will be repaired – probably in October.

MEETING ADJOURNED: 11:31