

## **Harmon's Property Owners Association Spring Board Meeting Meeting Minutes**

Meeting held at Hal Thompson's home

**Called to Order:** Saturday, April 6, 2024 at 10:01 am

**Present:** Al Gilson - President, Jon Lange - VP, Hal Thompson - Secretary, Jane Kreitzberg - Treasurer, Directors - Sherry Tedesco, Bob Kromm

**Absent:** Kim Kerr - Director

Members were notified by email that they could listen in to the board meeting. Member, Steve Kerr attended the meeting in person. No members called into the meeting to listen.

Annual meeting for the 2023-2024 year will be Saturday, May 25th, 2024, Memorial Day weekend.

### **Annual meeting**

Save the Date email to be sent our ASAP. (This was done April 8, 2024)

The Board acting in it's role as the nominating committee nominated and unanimously approved the following slate of officers to be voted on at the annual meeting. Hal will run for president. Al volunteered to continue coordinating dock issues. Additionally, nominations for office will be accepted from the floor at the annual meeting.

President: Hal Thompson

VP: Steve Kerr

Secretary: Sherry Tedesco

Treasurer: Jane Kreitzberg

Directors: Al Gilson, Jon Lange, Bob Kromm

Remember Gil Harmon at the annual meeting:

Pass out obituary

Ask Pat to tell about Gil over the years and the early days of our association.

Annual meeting at Hal's garage. Microphones provided by Al. PA system, tables and chairs supplied by Hal.

Send the same attachments as in previous years and also provide them at the annual meeting.

Ballot items to be presented at the annual meeting:

Water hookup fee

Annual water fee increase

Revised Operating Rules

Does the membership want inIncreases in annual dues or lower annual dues and one time assessments for specific major expenses? (Discussed subsequent to board meeting)

Kim/Steve Kerr will staff the sign in table and will supervise the voting.  
Based on her schedule, Sherry Tedesco will not be at the annual meeting.  
All other handouts will be generated by Hal Thompson, Secretary.

## **Docks and Beach**

Al had a long conversation with HDB. The pile drivers are hard to schedule because of the nature of the equipment. Need to get on the schedule to replace the remaining wood pilings. About 13 or 14 need to be done. Only end piling to be replaced is on the end of C Dock. The rest on the end are steel. The cost was about \$3,000 per piling according to Jane. Jane asked about placement of new pilings related to new docks and if they will be exactly in the same place. Al noted that our permit with the Tribe specifies the number of slips and square footage of our dock system and our future replacement should have the same footprint. Bob thought we should replace in the order of those most needed to be replaced. Hal said he's in favor of only those that need to be replaced to maintain the dock integrity. The consensus was to replace the pilings as needed rather than all of them. Al and Jon will make this determination.

Al brought up previous membership vote that members want specific assessments rather than large increases in dues. Because that vote was so many years ago and we have many new members, Al suggested we bring it up for a membership vote again. (Subsequent to the board meeting it was decided to put this on as a ballot item)

Electricity and lights at the docks need to be surveyed. Per Hal, we did not have David Malinauskas replace the lights on new steel pilings or replace bad underwater cables because of fall/winter conditions. David did re-install power outlets on new steel pilings that had power to the existing wood piles. Lights were not re-installed on the new steel pilings. Jon is researching new fixtures that can be attached to the steel pilings. It was decided to have David do all of the work this spring, plus check on existing underwater wires for faults brought about by the winter. Al and Jon will also check this out.

Erosion continues to be an issue on the seawall. Various alternatives were discussed. We will continue to monitor it. Hal stated other issues need more attention than the seawall.

C Dock ramps - discussed how the ramp sits on the seawall in the winter and creates stress on the seawall. Al and Jon will review how this should be dealt with. This past winter, Al has jacked up the ramp with jacks to relieve the stress on the sea wall. Al suggested we add to our yearly fall/spring responsibilities, what needs to be done to winterize/make ready the C dock ramp.

## **Water System**

Al stated we need to have a set emergency call out procedures. Hal and Jane to establish the call out procedure. Lonnie and Hal are willing to help in emergencies because they are full time in the neighborhood. Paul Sifford should be first on the list to call. He's not here so he can call the next person on the list. Sherry asked who pays for the repair. The contractor that's doing the work for the member is responsible. HPOA does not stand the cost for a break in the line caused by a member's contractor.

Monitoring System - Jeff has installed the system and it is now operational. It includes intrusion alarms to any of the wells and facilities. Can monitor real time water levels and flow rates in all of the water reservoirs. This will help us to trouble shoot issues much quicker. Jeff is working on webpage to record the information for our use. Al asked about cyber security on the water system. Al stated that there should not be any controls done via the internet for security purposes. Jane and Hal stated that it's monitoring only. Jane mentioned that Scott Thompson has provided Jeff with assistance with the monitoring system.

Hal handed out the member map showing stand pipes and which lots are not connected to the water system. There's 5 lots that do not have stubs from the HPOA water system to them. It will be expensive to get water service to them. There are 13 lots that have water stubbed into them that the members have not hooked up. All 18 of these lots will owe the water hookup fee when they hookup to the system. As an example, Jerry Lange, who is thinking about hooking up to the water system, would be impacted. The cost of adding the stub to the water varies widely.

Al asked Hal to read the CC&Rs regarding water hookup fees. We can add fees if approved by the membership. Hal Thompson made the following motion:

Motion: For inclusion in the Annual Meeting ballot. Raise the water hookup fees to \$7,000 per lot effective July 1, 2024.

Second: Al Gilson

Discussion: Jane said our water system is aging. The First Addition is the oldest. We may need to replace much of the mainline and add fire hydrants. This hookup fee will help raise money for a downpayment on this cost. Other water systems in our area cost \$14,000 and 7,500 respectively. Hal discussed the timing and the likelihood that people will accelerate their water hookup fee in order to pay the current \$1,000 instead of the proposed \$7,000. It was decided to put a cutoff date of July 1, 2024. Any hookups after this date will be at the \$7,000 rate. If a member pays before July 1 but can't get the installation done by July 1, the board will work with that person and grant them a reasonable period of time to hook up. Sherry recommended that if they pay the fee they can put off the installation to any future date. The rest of the board agreed with this.

Al called for the question.

Vote: six yes, one absent

Annual water fee of \$200 per year increase was discussed. Jon Lange, Bob Kromm said the dues were low even with the increase. Jane discussed another water system in our area paying \$3,200 per year for water. Jane reviewed a budget for the water system going forward with a paid operator rather than volunteer labor and with increased repair costs from our aging system and our history of increasing repairs. See attached. The water system currently owes the dock fund \$15,140. A fee increase will help pay this back. Sherry asked how long this fee increase will stay the same for the future. Al said it's hard to determine. Jane said it should cover expenses for a number of years. Bob Kromm said the water system adds value to our lots.

Bob Kromm made the following motion:

Motion: For inclusion in the Annual Meeting ballot: Raise annual water dues \$200 per year effective June 1, 2025.

Second: Jon

Discussion: nothing further

Vote: six yes, one absent

## **Roads**

Al said the roads are in terrible condition. They continue to alligator crack. Jon said the only way to fix the cracks is to hot seal. Need bids on hot oil crack seal. Jon Lange will check on contractors and get bids.

The additional \$100 per year per lot assessment for roads approved by the membership at the last annual meeting goes into effect June 1, 2024. This will add approximately \$8,000 to the road fund.

## **Revised Operating Rules**

We received two member comments on proposed changes to operating rules. Al incorporated the comments into the revised rules. One comment was left out regarding expanding the definition of family for purposes of who can access the docks without the owner/s being present. Hal revisited the idea brought up by Shawn Gilson to liberalize the family definition to include relatives other than just lineal family (grandparents, parents, children). This might include brothers, sisters and maybe other family. Al disagrees because of potential insurance costs, additional people at the docks making it more uncontrollable. Al may be willing to include brothers and sisters but no further. Bob, Jon agree. The board agreed that Al will add brothers and sisters only to the definition of family.

Al drafted a proposed letter in response to Joe Larson's comments. The board agreed that it should be sent to Joe Larson.

Jane pointed out that the big reservoir is 40,000 gallons. Al noted that previously he'd been told it was 45,000 gallons. Jane stated the correct number is the 40,000 gallons.

89 total lots which includes two developer lots.

(Subsequently, Al double checked the lot numbers for the record). I count 89 lots. Five of those do not have a boat slip (Kreitzberg (2 lots), Pooviah, Harmon, Hunt's 2nd lot. One additional lot, not in the development, (Anderson) is billed only for water.

## **FAQs**

Jane and the rest of the board complimented Al on the detail included in the FAQs. Al was concerned that they were too long. The rest of the board felt they were fine. Hal has a list of additional specific FAQs that he felt should be included so that members are made aware of the thoughts behind current board actions. Al expressed concern that the FAQs could take the place of the Operating Rules and the place for information is in the Operating Rules, not the FAQs. Hal disagreed and indicated that the FAQs he wants added are very similar to the FAQs compiled for the water system upgrade. It was concluded that the FAQs as drafted by Al are more general in nature and Hal will put together a separate document of specific FAQs to be presented to the membership prior to the annual meeting.

Do we put the FAQ document on the web site? All agreed that it was fine. Al pays for our web site as part of his business.

Sherry suggested a created date be added to the FAQs prior to publishing.

Hal monitors the HPOA email. Only one forward per gmail account. Will be transferred to the new secretary.

Change gate code.

Decided to change it this year after the annual meeting.

## **Financial Report**

Jane gave the report. Reviewed the balance sheet. Two members owe us money. Beechers for \$213, the final payment on the water assessment and \$1,000 from SanAngelo for their recent water hookup. The balance sheet shows what is owed to the dock fund from the water fund and the road fund. The P&L sheet shows actual income and expense to date compared to last year's budget approved by the membership and the preliminary budget for the upcoming fiscal year.

Jane discussed our contract with our new water operator. At the beginning of Paul Sifford's contract, we estimated 8 hours per month. It has averaged 11 hours per month. Jane made a motion:

Motion: approve an additional \$750 for Paul.

Second: Hal

No further discussion

Vote: six yes, one absent

Jane further discussed the budget for the Water Fund and concluded that the Water Fund will need an additional \$3,500 to pay expenses for the balance of the fiscal year. Jane made a motion:

Motion: Authorize the Water Fund borrowing \$3,500 from the Dock Fund.

Second: Sherry

No further discussion

Vote: six yes, one absent

Jane discussed the two bank accounts for the general fund, a checking account and a savings account. She made a motion:

Motion: Close the general savings account into the general checking account.

Second: Bob Kromm

Discussion: originally this was done when interest rates were higher and the savings account had a much higher balance. The balance is currently 1,215.

Vote: six yes, one absent

Jane said Umpqua Bank is no longer charging us any fees. We will leave the bank accounts in Umpqua Bank for now.

Boat slip rentals were reviewed. Al passed out a preliminary boat slip assignment sheet.

Meeting adjourned at 12:36 PM.

**Executive Session**

Not needed

Signed:

A handwritten signature in blue ink, appearing to read "H. Thompson". The signature is stylized with a long horizontal stroke extending to the right.

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Hal Thompson, HPOA Secretary