

Harmon's Property Owners Association Summer Board Meeting Minutes

Date: Saturday, July 19, 2025

Board members Present: Hal Thompson, President, Steve Kerr, VP, Sherry Tedesco, Secretary, Directors, Josh Wilson, Ken Swanger, Christy Anderson

Board members Absent: Jane Kreitzberg, Treasurer

There was one member, Brad Gustafson, present in-person and two members, Shawn Gilson and Al Gilson present on the remote call in.

Hal Thompson welcomed HPOA board and members joining and called the summer meeting of HPOA to order at 10:01 AM.

Voter integrity discussion. Brad Gustafson brought forward some ideas.

- Suggested to partner with Conkling HOA and swap independent review of our votes, a person would come to our annual meeting and watch the box, they take the box and do the first pass and then we can tally separately or simultaneously; board would not know how people voted so they cannot go to individual members and convince them otherwise.

Discussion

- Hal: depends on what the vote is for – docks could be controversial
- Steve: good idea to have someone to validate
 - o Action item: check for someone in the Conkling HOA to do the integrity check
- Josh: suggests ballots open to any member to check or audit
- Ken: eliminates hearsay, info is out there and available
- Sherry: suggest we get member buy in if we are going to open ballot results with all members because there are names associated with the votes
- Christy: why do names need to be on the ballots at all? Just use the ballot number

*Motion by Hal: Going forward, annual count should be by number only and no name on the ballot.

Second: Christy

Discussion: nothing further

Vote: six yes, one absent

*Motion by Hal: Consider asking a representative from Conkling HOA, independently audit and verify the HPOA vote, with an HPOA board member present, for contested ballot items.

Second: Ken

Vote: six yes, one absent

Board work schedule.

- Dock committee is to address repairs.
- Committee cochair: Steve Kerr, Christy Anderson
- Committee members: Josh Wilson, Dan Wisniewski, Al Gilson, Jon Lange, Joe Larson, Larry Francis, Shawn Gilson and Bob Askins
- Steve and Christy are responsible for scheduling informal meetings
- Christy's vision – Dan has been spearheading to come up with ideas, interested in getting quote, there are boards that need to be replaced and flotation that needs to get the docks lifted out of the water
- Replace boards after most boats are out of the water; replacement should be fingers and main walkways; Committee will decide which boards need to be replaced.
- Hal reiterated that the board appreciates those that stepped up to volunteer on the dock committee.
- Hal reminded us that at the last board meeting we unanimously voted to move forward with getting the new dock replacement project off the ground.
 - o Steve comment – concerns about the longer we wait, the higher the inflationary aspect and the timing in using HDB. Josh obtained a couple quotes which was a great start.
 - o Hal confirmed to get new docks approved there would need to be 50% of quorum in agreement

Roads.

- Ken talked to Andy Gibson; Phillips licensed and taking over for Andy. Andy one day full crew ~3k
- HOA members concerned about the trees
 - o Action item: Ken needs to figure out how many trees need to be taken down.
- Ken advises the work will start after labor day when less people are around.

*Motion by Hal: Ken Swanger to contact for bids for tree removal and he can decide who to hire. He will send email to the board with quotes / suggestions. Hal suggests for this year we just cut down problem trees.

Second: Steve

Discussion: nothing further

Vote: six yes, one absent

- Ken confirmed roads are good for next 3-5 years but we need to fix or address specific areas that are cracked. Advised the road below Lonnie's is cracked and by Josh Wilson place is cracked.

Other issues

- Ken: remind members that there are to be no campfires, we need to post on FB a reminder or send out an email to the members (Sherry action)
- Dock replacement project discussion. Hal has not talked to HDB, his focus is the FAQs.
 - o Action item: all board members need to reply to Hal with more questions to be discussed.
 - o Ken: – does HDB have any idea that we may be needing replacement docks?
 - o Josh: both were under the impression that Harmons were to replace looking the docks
 - o Christy: when we go to represent at tribe make sure they know one slip per lot and we are not grandfathered

Discussion of Operating Rules education versus violations

- Christy: Member renting and renters have been using the boat slip. A letter was send to Vargas lot by email but nothing to the member renting who was in violation. Christy felt that a message should go out to every member. Al Gilson talked to the member and established a relationship. The issue is resolved because the visitors were only here for two weeks.
- Hal: Sometimes preventative is better and members are responsive. Hal will accept that it appears we are playing favorites. We could consider implementing fines to those that violate.
- Ken: members need to understand they do not “own” the boat slip – suggests the board send a letter stating the member is in violation.
- Hal: suggests personal contact is better than a letter.

Treasurers Report Steve handed out the balance sheet

- a. Recap collection of accounts receivable
14 members have not paid their HOA dues \$14,300 (up from last year)
- b. Current financial position
Steve has profit and loss statement if anyone wants to look at it

Water System Update

- Luft fired up the generator to make sure it works.
- Emerald creek cleaned North twin reservoir which is done every 3 years, annual sample for nitrates; overall working very well; pump is running daily, usage up 82% in May and 34% in June. Area of concern is aquifer which is realistically a limited

resource but there is false euphoria that we can use as much water as we want. We should encourage responsible water use.

- Abrams have asked to hook up to our system. Ken suggested we have new owners incur cost of drilling a new well. Hal reiterates we will not entertain adding people to water system.

Amendment of CC&Rs.

- 84% voted in favor, 22 ballots not yet received, several year project
- Can we do proxies on CCRs? Hal – emphatic no

Beach and Docks

- Floatation - Al has the equipment to pump up the floatation under the docks. Larry Francis, Shawn and Al have all pumped up the floatation before and have knowledge of how it is done.
- Docks boxes – Ken each owner has their own finger, would be nice if members could move their dock boxes to the right side, otherwise infringes on the other owners.
- Josh is keeping track of watercraft on the beach
- Weed problem – Hal will contact the expert in water weeds at the Tribe and arrange an educational tour and suggestions on handling the weed problem at our docks.
- Christy wants something in the record to about replacement of the road and parking down at docks, also stairs are leaning.
- Ken suggests creating a path to beach starting at fire dock entrance. This would allow for handicap access, roll coolers, etc. down the path and get rid of the stairs completely.
- Josh: the road legally goes to Josh's rock wall / shop, he was told that the road would never be widened because the full budget for Worley district was already met.
- Hal looked up online and the rebuild of Conkling Road park is slated for 2030.

Executive session

Meeting Adjourned 11:22 AM