

Harrison Estates HOA Board Meeting Minutes

Date: September 19, 2026

Meeting Called to Order: 1:03 PM

Meeting Adjourned: 1:50 PM

1. Call to Order

Jim called the Harrison Estates HOA Board Meeting to order at 1:03 PM.

Board Members Present

- Tim, Jim, David, Morgan, Selma, Lorna

2. Approval of Previous Meeting Minutes

The minutes from January 24, 2026, board meeting were reviewed and approved.

- **Motion:** Approval of January 24, 2026, minutes
- **Second:** Selma
- **Third:** Morgan
- **Vote:** Approved

3. Financial Report

Dave presented the current financial report. The HOA currently has approximately **\$53,000 in the bank.**

Dave raised a question regarding the **Administration budget**, which has been over budget for the past several months. Lorna will review the account and determine what expenses are included in this category and report back to the Board.

4. Old Business

Water Leaks and Repairs

The Board discussed water leaks and related repairs. Some repairs were completed in January, and additional work has been addressed as needed.

Pool Area

The rock around the pool area has been completed. The Board agreed that the finished area looks good.

Termite Issues

The termite issue at **Unit #6** has been completed.

5. New Business

Roof Repairs – Unit #19

The Board discussed a significant roof leak at **Unit #19**. The roof is the original roof and is at the end of its useful life, making replacement necessary.

Two bids were obtained:

- One for roof recoating
- One for complete roof replacement

The Board noted that the HOA is currently caught up with the roof recoating work, but Unit #19 requires a full replacement due to the age and condition of its original roof.

The Board discussed a **\$10,400 roof replacement bid**, which includes a new roof and a **five-year warranty**.

- **Motion:** Replace the roof on Unit #19
- **Motion by:** Tim
- **Second:** Jim
- **Vote:** Approved unanimously by the Board

Landscaping

The Board is currently waiting for a proposal regarding cleanup of the wash area.

Board members expressed concerns regarding the landscaping company's current work practices. In particular, the Board feels that too much of the area is being left untreated and uncleaned.

A proposal to remove the remaining vegetation stumps around the neighborhood was received for **\$160**. The proposal was approved, and the work is expected to be completed shortly.

Future Building Painting and Stucco Repairs

The Board discussed the future painting and appearance of the buildings. Some buildings, particularly the one-level buildings, are showing significant dirt and wear.

The Board discussed the possibility of having the stucco washed to remove accumulated dirt.

Jim will meet with a contractor to review stucco cracks at **Unit #9 and #13**.

The Board will discuss building painting, stucco maintenance, and related improvements further at the **Annual Meeting** before making any major decisions.

Work Throughout the Neighborhood

Board members volunteered to complete some minor maintenance and improvement projects throughout the neighborhood.

Potential projects include:

- Repainting the pool fence
- Repainting the light poles

6. Budget and Reserves

The Board discussed the current budget and reserve contributions.

At this time, **\$1,000 has been placed into the reserve account**. The Board discussed the possibility of increasing the reserve contribution if needed.

Beginning in January, Lorna will review the amount that should be transferred to reserves and determine how to establish **automatic transfers**.

The proposed budget will be presented for approval at the Annual Meeting.

At this time, the Board decided to **leave the proposed budget as currently presented**.

7. Adjournment

There being no further business, Jim adjourned the meeting at **1:50 PM**.

Respectfully submitted,
Harrison Estates HOA Board