

Annual Harrison Estates HOA Meeting Minutes

Date: January 24, 2026

Time: 10:41 AM – 11:34 AM

Location: Harrison Estates Neighborhood – Unit 20

1. Call to Order

The Annual Harrison Estates HOA Meeting was called to order by **Jim** at **10:41 AM**.

2. Quorum & Attendance

- **14 ballots** were received, establishing a quorum.
- Attendance was recorded. Owners of the following units were represented:
#6, #11, #12, #14, #20, #22, #23, #24, and #27.

3. Approval of Prior Meeting Minutes

The minutes from January **25, 2025** Annual Meeting were approved by **14 received ballots**.

4. Open Forum / New Business

Landscaping

- Multiple landscaping concerns were raised. Owners expressed dissatisfaction with the current landscaping company's performance.
- Jim shared that owners are welcome to care for plants directly in front of their units.
- When asked what services the landscaping company currently provides, it was stated that they perform general cleaning and gardening; however, overall productivity has been minimal and inconsistent.
- The most recent visit was noted as productive, during which palm branches were collected throughout the neighborhood.
- **Lorna** shared that many communities managed by her company are experiencing similar issues with landscaping vendors.
- The HOA is responsible for landscaping within the neighborhood and has not been cited by the city to date.
- Lorna suggested appointing a **Landscape Committee Chair** to act as a point of contact.
- **Jim volunteered** for this position and requested that the landscaping crew speak with him during each visit. The crew typically comes on **Fridays**.

Alley Cleaning

- A question was raised regarding cleaning the alley behind the units.
- Lorna will take photos and investigate the issue.

Pest Control / Termites

- Per the CC&Rs, the HOA is responsible for termite control in **common/outside areas**.
- **Backyards** and **inside the home** are the homeowner's responsibilities.
- Termite inspections are scheduled **once per year**.
- A resident from **Unit #6** asked whether she would be responsible for the cost of termite treatment and replacement inside her unit.
- Lorna will consult with the HOA attorney, as termite treatment may fall under HOA responsibility.

Roof Leaks

- Homeowners were instructed to notify **Lorna** of any roof leaks.
- Lorna will arrange for inspections and repairs for damage related to HOA-covered roof areas.

Budget

- The budget is in good standing, with funds being properly secured and transferred into the savings account.
- No questions or concerns were raised.

5. Board of Directors

- All current board members will remain in their positions with no changes.

6. Adjournment

The meeting was adjourned by **Jim** at **11:34 AM**.