

Harrison Estate HOA

Board of Directors Meeting Minutes

Date: January 24, 2026

Time: 11:40 AM – 12:17 PM

Location: Harrison Estates Neighborhood – Unit 20

1. Call to Order

The Board of Directors meeting was called to order at **11:40 AM** by **Jim**.

2. Approval of Prior Meeting Minutes

The minutes of the **November 2025** Board Meeting were reviewed and **approved unanimously**.

3. Financial Report

The financial report was reviewed. The Association's finances are moving in the right direction. It was noted that the budget outlook remains positive provided there are no unexpected pipe damage or roof leaks.

4. Old Business

1. Roofs

- **Anthony** will inspect roofs that may require recoating.

2. Sidewalk Grinding

- **Lorna and David** will inspect areas that may need sidewalk grinding.

3. Stucco Repairs & Exterior Painting

- Stucco conditions on **Units 9 and 13** will be reviewed, with repairs completed as needed.

4. Light Posts & Refuse Gate Latch

- Light posts still require attention.
- **Aazar and Jim** will review and arrange completion.
- The **refuse gate latch has been fixed**.

5. Dumpster Fence & Pergola Painting

- Installation of a potential lock was discussed to prevent unauthorized trash disposal.
- **Anthony** has already completed repainting of the pergola and dumpster fence.

5. New Business

1. Water Line Leak & Street Repair

- Repairs were completed during the previous week.

2. Rock Installation for Pool Area

- The project was approved.
- **Lorna** will contact the company to proceed.

3. Drywood Termites – Unit #6

- Window frame damage was reported.
- **Lorna** will contact the HOA attorney to confirm responsibility, after which next steps will be determined.

4. 2026 Proposed Budget

- The 2026 budget was reviewed and approved.
- **Motion:** Selma
- **Second:** David
- **Result:** Approved

5. Director Position Assignments

- Board positions will remain unchanged:
 - **Jim** – President
 - **Morgan** – Vice President
 - **Selma** – Secretary
 - **David** – Treasurer
 - **Aazar** – Board Member
 - **Tim** – Board Member

6. Open Discussion

Late Fees Policy

- Discussion was held regarding the introduction of late fees after the current HOA fees deadline would be missed.
- **Motion:** Tim proposed implementing late fees after **15 days past the due date.**
- **Second:** David
- **Result:** Motion approved.
- Late fee enforcement will begin **April 2026.**

7. Adjournment

The meeting was adjourned at **12:17 PM.**