



## **Board Meeting of 01/21/07 - Minutes** **Potas Residence - 1280 High Plaine Drive**

### **Call to Order**

The meeting was called to order at 9:00 am.

### **Roll Call**

Nick Falco, Mark Rekowski and Lynda Potas of Complete Management Solutions, Inc.

### **Insurance Renewal**

Last September, while beginning to prepare the 2007 budget, your insurance agent stated the only increase for 2007 was \$1.00 for the Directors & Officers policy from \$909 to \$910 bringing your total insurance expense for 2007 to \$2,345.

### **Attorney**

The Board unanimously voted that the current attorney of Kovitz Shifrin Nesbit no longer be the legal representative for the association and that Curt Rehberg & Associates of Crystal Lake be the legal council going forward. Therefore, effective February 2007, both attorneys were advised of this decision.

### **Homeowner's in Arrears**

Statements were mailed to two homeowners with the note stating the following. *"Your account is currently past due. If funds are not received by 2/1/07 your account will be turned over to legal where any and all collection fees will be assessed to your account."* Soon thereafter should funds not be received by management we will turn over to legal for follow-up with a 30-day demand letter.

### **Board of Directors**

Mike Antongiovanni of 779 Crabapple Drive was appointed to the Board of Directors effective 01/21/07 and will serve as the Board's Secretary.

### **January Materials Mailing**

All materials were reviewed and made some small changes were made to the Newsletter. The mailing is scheduled for 02/01/07 and will consist of the following materials. Three pieces of paper, doubled-sided as follows. Newsletter/Meeting Dates, A & A Form (2 pgs.), 2006 Income & Expense Graph/207 Budget.

### **Shed Letter**

A homeowner has received two letters and a phone call regarding the shed installed on their property. The first letter was on 11/13/06 after which management received a call from the homeowner claiming it had been up for over eight months. After confirming the type of shed purchased, the homeowner was advised, via a return phone message, that the shed did not comply with the Decs and By-Laws of the Association and that it must be removed and replaced with a shed in compliance by 1/15/07. A second reminder letter was sent 12/28/06, which was ignored. After discussing this issue it was decided to send a final letter to the homeowner, providing a new removal date of 03/15/07. Should this letter and our demands be again ignored this issue will be forwarded to legal council.

### **Adjournment**

Meeting adjourned at 11:00 am.

### **Next Meeting**

Open homeowner's meeting scheduled for March 1, 2007 at Panera Bread on Route 14 at 7:00pm.

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