



## **Harvest Run Phase 3 Homeowner's Association Meeting Minutes**

February 17, 2009

Call to order – The meeting was called to order at 7:03 pm by Nick Falco. Board members Nick Falco, Mike Antongiovanni, Mark Rekowski, and Susan Crohn were present. Lynda Potas from Complete Management Solutions was present.

Approval Minutes – A motion to approve the minutes from the October 28, 2008 was made by Nick and seconded by Mark. All were in favor.

Financial Review – The current financials and budget for 2009 were reviewed. As of 1/31/09 the Operating Fund had a balance of \$1,069.63 and the Reserve Fund had a balance of \$3,488.10. A motion to approve the financial report was made by Nick and seconded by Mike. All were in favor.

CMS Contract – The Aug. 2008/Jul. 2009 property management contract was reviewed for renewal. Motion to approve was made by Susi and seconded by Nick. All were in favor.

2009 Project Review/Update – Looking to change website administrator as previous contact is not longer available. Need to add PDF attachments, new assessments policy, remove homeowners clinic (too out dated), etc. Wetland Maintenance - Phase 1 seeding not finished in Fall 2008 and will be performed in Spring 2009. Phase 2 next step mowing in spring. CMS to investigate with Landscaper shoreline plant control and Willow tree replacement at pond.

2009 Landscape Contract – CMS obtaining three quotes and will be reviewed with Board once received.

Ryland/City of Crystal Lake Storm Drain Update - There is no recourse for storm drain. Lynda will write letter to mayor.

Open Forum – No topics were discussed.

Next meeting – May 19, 2009 – Annual Election Meeting

Adjournment – Motion to adjourn the meeting at 7:51 pm motioned by Susi and seconded by Mike. All were in favor.

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