



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

Tuesday, February 19, 2008

Call to order – The meeting was called to order at 7:04pm. Board members Nick Falco and Mike Antongiovanni were present. Lynda Potas from Complete Management Solutions was also present. Mark Rekowski and Susi Crohn were absent. One homeowner was also present.

Approval Agenda – Nick and Mike approved the agenda.

Approval Minutes – The minutes from the October 17th, 2007 meeting were not approved, as there were not enough Board members present at the meeting to do so. These minutes will be on the May 20, 2008 agenda for approval.

Financial review – The current balance sheet was reviewed. As of December 31, 2007 the balance of the Operating Account was \$295.02 and the balance of the Reserve Account was \$2,339.72.

As of 12/31/07 there were four homeowners who had not paid their 2nd semi-annual assessment and late fee for 2007. In late December, the Association's attorney received direction to process 30-day demand letters for collection. Additionally, in early January 10-day demand letters were sent thereafter and one homeowner did forward the majority of their outstanding balance, which now includes the legal fees. As of the date of this meeting the status of the three homeowners arrearages were unknown. Should payment again not be received the attorney will be instructed to move forward with filing a complaint and future lien against the homeowners with any and all legal fees assessed to each homeowner's assessment account.

Late fees collected for 2007, which total \$350, will be utilized toward legal fees incurred by the Association in the collection of these assessments.

All materials for having the 2007 taxes prepared have been received by management and will be processed within the next couple of weeks.

Nick and Mike approved the financial report.

1st Quarter Homeowner Mailing – The 1st quarter newsletter, 2007 budget and 2008 budget were reviewed. The increase of \$30 to the annual assessment was reviewed and discussed. From the funds collected, each homeowner will be contributing \$55 each towards the rebuilding of the Reserve account.



Bartley Square City Council Meeting – At the December 17, 2007 City of Crystal Lake’s Zoning and Planning Meeting, the Bartley Square project was approved to begin with land grading in spring of 2008 prior to any actual site plans being approved. The Bartley Square Coming Soon sign was erected in December 2007.

Ryland – Storm Drain Update – The drain project, located at the north end of the pond, was completed last fall. Pictures, copies of invoices as well as sub-division plats and copies of our Decs and By-Laws were shared with Todd Gawronski of Ryland Homes for review. Lynda Potas has been in communication with Todd to discuss why the Association had to facilitate this drain project, as the argument is the drain should have been in its current condition when Phase 3 of the sub-division was turned over to the homeowners in 2001. Todd advised Lynda Potas that he will be having discussions with the engineers of Crystal Lake and will get back to her with the outcome. The goal is to have a reimbursement of the Association’s expense of \$3,385.00.

Willow Tree Damage at Pond – During the first weekend in February it was noticed that one of the Willow trees located around the pond was down. It is inconclusive as to how it got that way. Field’s of Green, the Association’s landscaper, was notified to check on the tree to see if it can be replanted or if it will need to be replaced. The ground is still frozen and weather has not permitted any additional reporting on this subject.

Wetland Maintenance Review – Complete Management Solutions had instructions to contact as many contractors as possible to review and bid on the wetland maintenance plan for our various outlots. Red Buffalo Nursery in Hebron submitted a three-year plan to get our various outlots to a managed, more beautiful landscape including herbicide and removal of non-native plants and the addition of wild flowers, etc. to attract more wildlife. The Board will be meeting with Red Buffalo in the coming weeks to review this year’s plan of action. Funding for the wetland maintenance will be expensed from the Reserve account.

Homeowner Open Forum – Mr. Cox of 857 Crabapple Drive asked the Board if any homeowners had experienced excessive cracks and moisture in their basements. None of the Board members had experienced this. Mr. Cox asked for any additional contact information he might be able to utilize. Lynda Potas shared with him her Ryland homes contact information.

Adjournment - The meeting was adjourned at 8:16pm.

Next Meeting – Tuesday, May 20, 2008 – Annual Election – Homeowner Meeting