

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

March 22, 2012 – **APPROVED**

Call to order – The meeting was called to order at 7:03 pm. Board members Matt Bolda, Patrick O'Brien, Jim Hendrickson and Rick Cox were present. Nick Falco was absent. Lynda Potas of CMS was also present at the meeting. No homeowners were present.

Approval of Agenda – Patrick O'Brien motioned to approve the Agenda, seconded by Jim Hendrickson. All were in favor.

Approval of Minutes – Minutes from the 10/25/11 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Matt Bolda. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements and the following was noted by the Board:

- Balance Sheet as of 3/22/12 shows the Operating Account balance of \$11,426.95 and the Reserve Account balance of \$7,871.70.
- Revenues of \$11,445 were collected by the Association to date.
- Expenses were \$3,228.38 to date.

Jim Hendrickson motioned to approve the financial report, seconded by Rick Cox. All were in favor.

Legal/Home Sales Update – Two homeowners were on the legal report. One was already set-up in a payment plan bringing them current November 2013. The second one is going through a foreclosure sale. Three homeowners did not pay their semi-annual assessment that was due on 3/17/12 and CMS assessed the \$25.00 late fee and mailed out their statements. The 2nd semi-annual assessment invoice is schedule to be mailed 8/1/12.

There are two homes for sale within the community.

Fence Amendment Update – Lynda Potas presented the legal paperwork for signature in order for the recently passed fence amendment to be filed with the county. CMS will obtain Nick Falco's signature at a later date. Once filed an executed copy will be sent to CMS who will then upload to the Association website.

COCL – Grass Mowing Meeting 3/26/12 – Lynda Potas reviewed the materials that we will be presenting and discussing with the City of Crystal Lake regarding the continued mowing of the center wetland grass area. Patrick O'Brien will be joining Lynda Potas at this meeting.

Pond Treatment – CMS presented two contractors proposals, McCloud Aquatics and McGinty Bros., for treating both the Huntley and Center ponds this season. Due to our unusually warm weather in March, we need the contractor to begin ASAP. McCloud Aquatics was with winning bid at \$3,636 for the season. This expense is from the

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Operating budget. They will be visiting our water ponds every two-weeks during the season to treat and monitor. CMS to confirm with contractor the price for starting early as well as hand- carrying their boat to the Center pond due to no access being available in between the houses.

Wetland Maintenance – CMS presented two contractors proposals, McGinty Bros. and Applied Ecological, for the five-year plan on the maintenance and controlled burn for our three wetlands. McGinty Bros. bid was most favorable and the Board asked CMS to have McGinty Bros. revise their five-year plan to an eight-year plan for further review. This expense, when approved, is from the Reserve budget.

Annual Election Meeting – CMS reminded the Board that the two-year terms were up for Matt Bolda, Patrick O'Brien and Jim Hendrickson and for the Board. The Call Notice would be mailed out to the homeowners on or about April 8, 2012.

Homeowners Open Forum – No homeowners were present for this discussion.

Next Meeting – Tuesday, May 8, 2012 – Annual Election Meeting

Adjournment – Jim Hendrickson motioned to adjourn the homeowner meeting at 8:20 pm, seconded by Rick Cox. All were in favor.