

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

May 8, 2012 –**APPROVED**

Board Meeting Call to order – The meeting was called to order at 7:24 pm. Board members Matt Bolda, Patrick O'Brien, Jim Hendrickson, Nick Falco and Rick Cox were present. Lynda Potas of CMS was also present at the meeting. One homeowner, Nathan Kakish, was present.

Approval of Minutes – Minutes from the March 22, 2012 homeowner meeting were reviewed. Patrick O'Brien motioned to approve the Minutes, seconded by Jim Hendrickson. All were in favor.

Board Positions: After discussion of roles for existing Board members, the following positions will be held for the current year:

Patrick O'Brien – President
Matt Bolda – Vice President
Jim Hendrickson – Treasurer
Nick Falco – Secretary
Rick Cox, Jr. – Director
Nathan Kakish - Director

Financial Review – Lynda Potas reviewed the current financial statements. After thorough discussion, Patrick O'Brien motioned to approve the financial report, seconded by Matt Bolda. All were in favor.

Legal/Home Sales Update – Lynda Potas reviewed the three homeowners on the legal report.

Landscape/Wetland Update:

Discussed meeting with City of Crystal lake and agreement that HRP3 is not responsible for mowing the section contested by HRP2 of the center wetland grass area. Lynda Potas shared copy of letter sent by COCL to verify this.

Reviewed the agreement submitted by Aquatic Weed Control. After thorough discussion, the Board approved the motion to accept the 2012 contract for \$3,636; using a three-part payment plan of \$1,212 each.

Reviewed the McGinty Brothers 8-year plan, noting that we do not need to approve the entire plan at once and can work year-to-year. The Board made the following motion:

MOTION: To approve to 2012 plan with McGinty Brothers and make a payment of \$3,000 from the Reserve to cover the expense.

Nick Falco motioned for approval, seconded by Jim Hendrickson. All were in favor.

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The Board unanimously ratified the email vote to purchase 50 yards of mulch (total \$2,446.06) for the common areas for which HRP3 is responsible.

The Board agreed to do the Spring Walk of the property on Tuesday, May 15 at 1:00 PM.

Lynda Potas presented the need for drainage repair north of the pond. The Board asked CMS to get quotes for drainage tile in the area.

The Board discussed the need for sealcoating the bike path. They also noted that the weeds in the path need to be killed prior to sealcoating. CMS will secure bids for the work and see if they can also negotiate a reduced rate for homeowners who have their driveways seal coated with the selected vendor.

The Board discussed the ongoing muskrat problem at the pond. Matt Bolda discussed his efforts to eliminate the problem. The Board made the following motion:

MOTION: To authorize Matt Bolda to contract for landscaping repair of the muskrat damage for any amount under \$750. Anything above that amount would require full Board approval.

All were in favor.

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

Next Meeting – Tuesday, August 14, 2012

Adjournment – Patrick O'Brien motioned to adjourn the homeowner meeting at 9:04 pm, seconded by Rick Cox. All were in favor.