



Harvest Run Phase 3 Homeowner's Association Annual Election Meeting Minutes

May 9, 2011 –**UNAPPROVED**

Call to order Annual Election Meeting – The meeting was called to order at 7:02 pm. Board members Matt Bolda, Jim Hendrickson and Mike Antongiovanni were present. Nick Falco and Patrick O'Brien were absent. Lynda Potas and Julie Leffel of CMS were also present at the meeting. Two homeowners were present.

Guest Speaker– Matt Bolda invited Phil Carbone of Above Grade Construction, Inc. to speak for a few minutes regarding the recent storm damage that came through the Crystal Lake area. Mr. Carbone explained how his company differs from the "storm chasers" as they are top rated for services to communities. Mr. Carbone will be in our neighborhood over the next several weeks and will be happy to speak to any homeowners regarding any potential storm damage issues.

Approval of Agenda – Jim Hendrickson motioned to approve the Agenda, seconded by Mike Antongiovanni. All were in favor.

Confirmation of Quorum – Lynda Potas reviewed that 20%, or fourteen homeowners, must be present either in person or by proxy to hold the annual election meeting. A total of fourteen homeowners were present, nine by proxy and five present at the meeting. Quorum was established.

Approval of Annual Minutes – Minutes from the 6/8/10 annual meeting were reviewed. Jim Hendrickson motioned to approve the Agenda, seconded by Mike Antongiovanni. All were in favor.

Review of Nominations – The terms for both Mike Antongiovanni and Nick Falco were up for re-election. Mike Antongiovanni stated he was not interested in rerunning for the Board of Directors. Lynda Potas stated she heard from Nick Falco who stated he would run again, only if no other homeowner was interested in serving.

CMS addressed the two homeowners and asked if either of them were interested in serving on the Board of Directors. Rick Cox, Jr. of 857 Crabapple Drive announced his interest. No other nominations were received.

Election – Two positions were open for election. Since there were two open positions on the Board of Directors and two homeowners running for those two positions, no election was necessary and the two new homeowners were assigned to the Board of Directors by affirmation.

Introduction of New Board of Directors – The new Board of Directors were announced as written below.

Matt Bolda, Jim Hendrickson, Pat O'Brien, Nick Falco and Rick Cox, Jr.

Adjournment of Annual Election Meeting – A motion to adjourn was made at 7:20 pm by Jim Hendrickson, seconded by Mike Antongiovanni. All were in favor.