



Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

May 9, 2011 – **UNAPPROVED**

Call to order – The meeting was called to order at 7:20 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.

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

Approval of Minutes – Minutes from the 3/15/11 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Agenda, seconded by Matt Bolda. All were in favor.

Financial Review – Lynda Potas reviewed the April 30, 2011 Balance Sheet. The Operating fund had a balance of \$7,233.06. The Reserve fund had a balance of \$3,877.71. Through April, we have received 49.14% of the budgeted income and expensed 25.3%.

CMS advised the Board that Farmers Insurance reimbursed the HOA for a total of (\$148) on the D & O policy but that a \$260 invoice needed to be paid covering the property insurance from 12/1/10 through 1/18/11, which was during the timeframe where we were negotiating new insurance quotes. The total expensed would then be \$112. Jim Hendrickson motioned to approve the financial report, seconded by Matt Bolda. All were in favor.

Legal/Home Sales Update - No homeowners were reported to be in any legal process. 1115 Autumn Drive has a contract pending.

Landscape & Wetland Update – CMS discussed with the Board that Two Guys Landscaping was not consistent or up to date with the maintenance schedule on the property. Additionally, the turf repair at the Huntley Rd pond was not completed. Mike Antongiovanni stated they were parking their trucks along the bike path and that should only be allowed when delivering heavy or large items as the bike path is not made for handling the weight of vehicles. Matt Bolda stated he will have discussions with the landscaper on the various issues and encouraged CMS to contact the landscaper in future as well. Nothing new to report on the wetlands as we have not contracted with anyone for the 2011 season.

Fence Ballot Results – After collecting a few more ballots brought to the meeting, CMS reported having received 36.11% or 26 out of 72 ballots. 33.33% or 24 were in favor of wood or wood grain PVC and 2.78% or 2 were in favor of wood only. In order to change this current rule, 75% or 54 homeowners need to agree on the change. CMS advised the Board they must now go door-to-door to collect ballots from those homeowners who have not yet voted. CMs requested the Board turn in their ballots to CMS no later than 6/9/11. There is a pending fence issue to address pending the outcome of this vote.

Homeowners Open Forum – Nothing raised by homeowners present.

Next meeting – August 16th – AT PANERA BREAD.

Adjournment – Jim Hendrickson motioned to adjourn the homeowner meeting at 7:50 pm, seconded by Matt Bolda. All were in favor.



Executive Session of Assigning Board Positions – Call to Order at 7:55 pm. The new Board of Directors briefly discussed the board positions and responsibilities. The Board of Director terms are a two year length. Jim Hendrickson motioned to keep the officer positions the same with the exception of Rick Cox, Jr. filing the vacated Director position by Mike Antongiovanni. Matt Bolda seconded. All were in favor.

Matt Bolda – President – one-year term remaining
Pat O'Brien – V.P. – one-year term remaining
Jim Hendrickson – Treasurer – one-year term remaining
Nick Falco – Secretary – two-year term
Rick Cox, Jr. – Director - two-year term

Adjournment – Jim Hendrickson motioned to adjourn the Executive Session at 8:00 pm, seconded by Matt Bolda. All were in favor.