

Harvest Run – Phase III

Minutes of Association Meeting of Tuesday, May 17, 2005

Annual Meeting/Election of Homeowner Board of Directors

Meeting was held at the Home State Bank – Community Room located on Main Street in Crystal Lake and began approximately 7:00 pm.

A Power Point presentation was presented to the homeowners by President Chris Kouzios (attached), which reviewed the last three years of accomplishments, hurdles and financial overview the Board experienced since the Homeowner's Association was turned over from the builder (Ryland) to the homeowners in 2002.

Homeowner Open Forum Questions/Issues

- 1) Silt fence located between NW corner of HRP3 and construction of new townhomes – B.P. to inspect whether or not this fence is from the original construction of HRP3 or newly installed when the new Townhome construction began. If found to be original to HRP3, B.P. will have it removed. If found to be from townhomes, it must remain until construction is completed.
- 2) Pond signs were discussed as to their verbiage. The City of Crystal Lake as well as the HRP3 insurance company was consulted regarding the signs placement and their statement. Both parties expressed their satisfaction with both. It was suggested to add a sign that states “For Use of Harvest Run Resident's Only” or similar. B.P. will obtain a quote and present to the BOD when available.
- 3) Some homeowners requested that HRP3 BOD try to schedule a meeting with HRI/II BOD to discuss the possibility of both homeowners' associations merging in the future to help reduce association fees/household as well as overall expenses.
- 4) A street light located in front of 1109 Autumn Drive was reported to be constantly flickering on and off. The City of Crystal Lake has informed the homeowners to call Com Ed and apparently Com Ed has informed the homeowners to call the City of Crystal Lake. B.P. will contact both parties to get resolved.
- 5) B.P. will be conducting a property inspection at the end of May to determine what trees, if any, need to be replaced. This inspection will be forwarded to the BOD as soon as it is available. The trees along the parkways are the responsibility of the City of Crystal Lake to replace; the trees along the bike path are the responsibility of HRP3 to replace.
- 6) The Window Survey was requested to be modified to include the manufacturer's name and phone number as well as any and all window model numbers for the homeowners to reference. This will be updated and included along with the June Newsletter mailing. Additionally, the Potas family requested 12 front-top window replacements from the manufacturer. They arrived finally on 5/20. As soon as possible, it will be determined as to how “simple” it is to replace these top panels. The overall goal is to either help each other on this installation process or contact

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a local installer and get a quantity price break to cover all homeowners interested in partaking in the installation of the warranty windows.

- 7) Some homeowners stated they were still experiencing water coming in from their front windows resulting possibly from flashing that was never repaired properly from Ryland. It was discussed that possibly a new survey should be created and distributed to the homeowners to get an idea of how many of these issues still remain. The BOD and/or B.P. may be able to contact Ryland and/or the City of Crystal Lake with how many outstanding issues remain and attempt to get them all resolved.
- 8) It was reported that some of the sidewalks are either sinking and/or pitting. It was discussed the homeowners must contact the City or Crystal Lake with this information.
- 9) A new homeowner was having problems with the seals of custom French doors that were installed from the original homeowner. The new homeowner will be given the number to Ryland to try to obtain the manufacturing information.
- 10) Some homeowners stated they felt the grading of their property was faulty. The homeowners were advised to contact the City of Crystal Lake to have it inspected. Should the City agree, they should contact Ryland to correct.
- 11) The wetland burn was discussed as it was performed, somewhat, towards the end of April. It was abruptly halted due to the fact that the burn contractor was to not only notify all the homeowners with an announcement of an upcoming burn but the management company as well. This notification did not happen as requested. The burn was, therefore, rescheduled. According to the burn contractor, the center wetland and NW wetland was considered too wet to burn completely. The BOD has requested a meeting with the contractor to discuss the recent burn and possible future maintenance as well.

Explanation of Election Process

The process was explained, as all five-director positions were open. A two-year term will be assigned to the three homeowners who received the most votes and a one-year term assigned to those two homeowners who receive successive votes. It was further explained that immediately following the Annual Homeowner Meeting there would be a BOD Meeting. This meeting will then determine what homeowner for what position as well as reviewing issues identified for the BOD Agenda.

There were six nomination forms received prior to the meeting from Chris Kouzios, Allan Lamb, Mark Rekowski, Nick Falco, Matt Bolda and Jim Hendrickson. There was one nomination from the floor and accepted by Karen Mathes. Each candidate had a chance to speak about their experience and desires to be on the BOD for HRP3. Only one vote per household. Ballots were distributed and collected by B.P. The votes were tabulated by B.P. and a homeowner for authenticity.

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2005 Election Results/Introduction of NEW BOD

There were 15 homeowner's present, 3 Board of Directors and 30 proxies totaling 48, which meet quorum requirements.

The following homeowners were elected/re-elected to the Board of Directors:

Chris Kouzios	President	815 Crabapple Drive	two-year term	48 votes
Allan Lamb	VP Assoc.	1085 Autumn Drive	two-year term	48 votes
Nick Falco	Treasurer	1163 Autumn Drive	two-year term	48 votes
Mark Rekowski	VP Comm/Dev.	1130 Autumn Drive	one-year term	33 votes
Karen Mathes	Secretary	1251 High Plaine Dr	one-year term	26 votes
Jim Hendrickson		851 Crabapple Drive		19 votes
Matt Bolda		833 Crabapple Drive		17 votes

Approval of Minutes from the May 20, 2004 Annual Meeting

1st – Bernadette Anichini
2nd – Wesley Dallman Jr.

Adjournment

Meeting adjourned at approximately 8:30 pm.