



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

Friday, June 6, 2008

Call to order – The meeting was called to order at 7:02pm. Board members Nick Falco, Mike Antongiovanni, Mark Rekowski and Susi Crohn were present. Lynda Potas from Complete Management Solutions and two homeowners were also present.

Approval Agenda – Susi motioned and Nick approved the agenda. All were in favor.

Approval Minutes – The minutes from the February 19, 2008 and October 17, 2007 meetings were not available for review and approval and will be reviewed and approved and the next homeowner meeting scheduled for August 19, 2008.

Financial review – The current balance sheet was reviewed. As of May 31, 2008 the balance of the Operating Account was \$3,286.72 and the balance of the Reserve Account was \$4,491.50.

CMS is still working with Ryland Homes regarding the condition of the storm drain at turnover to the homeowners in 2002 that was repaired by the Association in Fall of 2007 for reimbursement on this expense.

Nick motioned and Susi approved the financial report. All were in favor.

2008 Projects

Mulch – The quote, received last Fall from Field's of Green, was updated to a lower price based on another quote received by CMS. FOG to install in mid-June.

Red Buffalo Wetland Maintenance – We are in the first year of a three-year project with this contractor to help reduce the evasive plants and improve the quality of our various wetlands. The process of herbicide and brush cutting the wetland area located south and west of the pond on Huntley Road and at the south entrance is currently in process and wildflower and natural grass seeds are to be disbursed this fall to both areas. The total cost paid from the Reserve Fund is \$5,400 for the first year, \$2,250 for the second year and \$1,500 for the third year. Periodic burning will also be introduced in future years. Nick motioned and Mike approved. All were in favor.

Bike Path – Mark Rekowski asked if the Bike Path was in need of seal coating. Last time this was performed was in 2005 at a cost of \$881.30. The BOD and management will determine if this project should be in the 2009 budget.

Homeowner Open Forum – No issues or questions presented.

Adjournment of Homeowner Meeting - The homeowner meeting was adjourned at 7:29 pm to the Annual Election Meeting.

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