



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

June 8, 2010 - **APPROVED**

Call to order – The meeting was called to order at 7:02 pm. Board member Mike Antongiovanni and Susie Crohn were present. David Salvador was absent. Lynda Potas of CMS was also present at the meeting. Eight homeowners were also present.

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

Approval Minutes – Minutes from the 10/27/09 and 3/16/10 meetings were reviewed. Susie Crohn motioned to approve both minutes, seconded by Donna Bertalon. All were in favor.

Financial Review – Lynda Potas reviewed the Balance Sheet as of 05/31/10 as follows, Operating \$5,043.20 Reserve \$1,147.34. Susie Crohn motioned to approve the financial report, seconded by Donna Bertalon. All were in favor.

Legal Update - One homeowner was reported to be in the legal process.

Landscape & Wetland Update – CMS advised that the landscape berm enlargement approved during the budget process and reviewed at our spring walk in April was completed in May. Several shrubs were transplanted to other areas of the berm due to the berm plantings getting much larger and being over crowded. Rather than dispose of these shrubs, the Board approved redistributing them throughout the existing berm. This was expensed through the Reserve account at \$2,296.43. Additionally, the northwest section of the berm was added to with birch and lilac bushes to complete the separation between HRP3 and Bartley Square, which is still scheduled to be built per the City of Crystal Lake. This was expensed through the Reserve account at \$567.57. Drains- Two concrete pond drain aprons installed with riprap within the concrete are expected to be completed by July/August 2010.

Homeowners Open Forum – The landscape improvements were discussed on why it was necessary to spend money on the berm. CMS and the Board explained that since the berm was originally planted in 2000 all the trees and shrubs have grown quite a bit. The lawn cutting was now infringing on the overgrown trees and shrubs, causing damage to these plants. The decision was made in 2009 to enlarge the berms in 2010, relocate several shrubs and add mulch (last added in 2008) to allow the various trees and shrubs to continue growing and providing a screening from Huntley Road.

Also discussed was the need for the berm expansion at the northwest section of the property. CMS and the Board explained the decision was made to expand this berm to continue the screening between HRP3 and Bartley Square. Some homeowners expressed that this expense seemed unnecessary at this time as currently there is no building activity taking place on the property as well as the fact that the berm expansion took place on the property of a current Board member. There was a question as to why the decision was not delayed until necessary so as to not deplete the Reserve; from which the funds were taken to build the berm.

Muskrat sightings were discussed. CMS explained that in 2009 live trapping was tried due to several homeowners concerned with killing the muskrats. The live traps did not work. CMS has contacted another trapper utilized by the City of Crystal Lake as well as several other Associations in our area. Muskrats easily travel from one body of water to the next and reproduce frequently. Over population is inevitable if not controlled. Also there is great evidence of their tunnel damage surrounding the various bodies of water in our community. Per the advice of the trapper, October and March will be the prime times to control this infestation. CMS strongly suggested to the Board we plan on trapping this October and the Board was in agreement. CMS will obtain quotes from the landscaper on addressing some of the shoreline repairs.

Architectural review was discussed and the process of review, approval or non approved requests. Currently, there is one driveway expansion request still in the review process and should be completed soon.

Next meeting – August 18, 2010 – Panera Bread.

Adjournment - The meeting was adjourned at 8:03 pm.

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