



Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

August 16, 2011 –**APPROVED**

Call to order – The meeting was called to order at 7:07 pm. Board members Matt Bolda, Jim Hendrickson, Patrick O'Brien and Rick Cox were present. Nick Falco was absent. Lynda Potas and Julie Leffel of CMS were also present at the meeting. No homeowners were present.

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

Approval of Minutes – Minutes from the 5/9/11 homeowner meeting were reviewed. Rick Cox motioned to approve the Agenda, seconded by Jim Hendrickson. All were in favor.

Financial Review – Lynda Potas reviewed the July 31, 2011 Balance Sheet. The Operating fund had a balance of \$2,439.47. The Reserve fund had a balance of \$3,880.26. Through July, we have received 49.14% of the budgeted income and expensed 44.72%. Rick Cox motioned to approve the financial report, seconded by Jim Hendrickson. All were in favor.

Legal/Home Sales Update - No homeowners were reported to be in any legal process.

Landscape & Wetland Update – CMS discussed again with the Board that Two Guys Landscaping was not consistent or up to date with the maintenance schedule on the property. Matt Bolda stated he will have further discussions with the landscaper on the various issues. Matt Bolda requested info on the last time mulch was installed for yardage and cost.

Additionally, Matt Bolda wanted the Board to consider for the 2012 season no longer mowing the SW corner of Outlot "D", which is surrounded by Crabapple, High Plaine, Autumn and Barlina. This area is identified as a wetland, there is no public access to reach this area, and the contractor has to trespass on a Phase I & II homeowner's lot in order to reach this area. Will the Board consider allowing the grasses to grow back to its natural state. The Board discussed and agreed and directed CMS to draft a letter to forward to the Management Company for Phase I & II for their information.

Fence Ballot Results – After collecting a few more ballots brought to the meeting, CMS reported having received 54.17% or 39 out of 72 ballots. 51.39% or 37 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. Patrick O'Brien performed a door-to-door communication for several homeowners who have not yet voted. There is a pending fence issue to address pending the outcome of this vote.

Outlot "C" Quit Claim Deed – In summer of 2010, CMS received a property assessment notice for Outlot "C" incorrectly assigned to Phase 3 when it belongs to Phase I & II. CMS worked with the attorney in charge of this incorrect assignment for a correction. A Quit Claim Deed was submitted to CMS to submit to the BOD to sign that will then reassign this Outlot "C" correctly to Phase I & II. Matt Bolda will take the information for signature and notary and return to CMS when completed.

Property Management Contract – The CMS contract ends 8/31/11 and a new one-year term contract was submitted to the Board for their review. There are no price increases introduced. Jim Hendrickson motioned to approve the CMS contract from 9/1/11 through 8/31/12, seconded by Rick Cox. All were in favor.

Homeowners Open Forum – Rick Cox talked about creating a Yahoo group for the Association as a way for the homeowners to communicate easily with each other as well as the Board and Management. Rick will be forwarding some information to the Board and Management on this idea.

Next meeting – October 25th – AT PANERA BREAD.

Adjournment – Jim Hendrickson motioned to adjourn the homeowner meeting at 8:00 pm, seconded by Patrick O'Brien. All were in favor.

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