



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

August 18, 2009 - **APPROVED**

Call to order – The meeting was called to order at 7:02 pm. Board members Mike Antongiovanni and Susan Crohn were present. Nick Falco was absent due to a business meeting. Lynda Potas and Julie Leffel from Complete Management Solutions were present. Dave Salvador arrived after the meeting was already in progress. Due to not having a quorum of the Board of Directors, no approvals could be made and will be added to the Agenda of the next meeting.

Approval of Agenda – A review of the Agenda was made.

Approval Minutes – Will be postponed to the next Homeowner meeting.

Financial Review – Lynda Potas review the Balance Sheet as of 07/31/09 as follows,

Operating \$377.06 Reserve \$2,394.87

The second semi-annual assessment invoice dated 8/1/09 was mailed on 8/7/09 along with a newsletter and updated homeowner information form. The delay was due to the finalization of the newsletter to be included in the mailing in order to save on postage. The due date on the invoices of 9/15/09 will be extended through the post marked date of 9/21/09.

2009 Landscape & Wetland Update - A quote from Harvard Nursery to combine several berm beds and relocation of shrubs was reviewed. More information will be obtained from the landscaper regarding additional suggestions from the BOD. Once obtained by CMS these are to be reviewed with the BOD.

Drains- A concrete quote was obtained for the two pond drains and reviewed with the City of Crystal Lake, which stated the concrete aprons should be installed with riprap within the concrete. The BOD will review for the 2010 budget.

Homeowners Open Forum – Dave Salvador of 773 Crabapple Drive discussed a problem of people walking through his lot on the north side of the landscape berm. Discussions of expanding the landscape beds to the Harvest Run property line were had. Dave Salvador also stated his interest in joining the Board of Directors. Due to not having a quorum of current Directors to approve the appointment, this formality will be delayed until the next homeowner meeting. In the meantime, Dave is welcomed to join the Board.

Next meeting – October 27, 2009 – Due to a conflict with the meeting location the date was changed and the website will be updated.

Adjournment - The meeting was adjourned at 8:01 pm.

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