



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

August 18, 2010 -**APPROVED**

Call to order – The meeting was called to order at 7:00 pm. Board members Matt Bolda, Mike Antongiovanni, Jim Hendrickson and Patrick O'Brien were present. Nick Falco was absent. Lynda Potas and Julie Leffel of CMS were also present at the meeting. One homeowner was also present.

Approval of Agenda – Patrick O'Brien motioned to approve the Agenda, seconded by Jim Hendrickson. All were in favor.

Guest Contractor – Muskrat Discussion – Mike Marchewka, a wildlife trapper for 25 years in our community, was invited to speak the Board and homeowners regarding our muskrat issues and his skills and successes in trapping. Mike works for several communities in and around Crystal Lake as well as for the City of Crystal Lake. Mike feels that our population is very low, however, will still need to be controlled or it will get out of control and cost the Association \$1,000 in shoreline damages if we do nothing. Muskrats travel from water shed to water shed and we are surrounded by several idealistic areas. Mike charges a \$175 set-up fee for his traps and a \$25 fee per muskrat caught. Per state law anything caught must be properly disposed of and Mike does so at a facility in Johnsburg. Mike stated that October and March were the optimal times for trapping. The Board thanks Mike for his valuable information and times spent with them at the meeting.

Approval Minutes – Minutes from the 6/8/10 meeting were reviewed. Patrick O'Brien motioned to approve the minutes, seconded by Mike Antongiovanni. All were in favor.

Financial Review – Lynda Potas reviewed the Balance Sheet as of 07/31/10 as follows, Operating \$1,024.07. Reserve \$ 3,129.83. CMS stated that an additional \$1,980 will be transferred from the Operating to Reserve once the 2nd semi-annual assessments are collected. Matt Bold motioned to approve the financial report, seconded by Jim Hendrickson. All were in favor.

Further discussions regarding \$1,305.27 in landscape improvements not currently identified to spend for 2010 and the moving of these funds to the Reserve. Mike Antongiovanni motioned to transfer these funds after the 2nd semi-annual assessments have been collected, seconded by Jim Hendrickson. All were in favor.

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

Landscape & Wetland Update – The two drains located at the Huntley Road pond have been in very bad condition as visitors have thrown all the riprap that surrounds both drains into the pond itself. The City of Crystal Lake advised CMS that riprap must still be used. CMS obtained a quote from a Westosha Concrete to add a concrete apron to surround each drain (\$885) and a riprap quote from Harvard Nursery was reviewed where riprap would then be set in the poured concrete providing a permanent riprap solution for these two drains. Harvard Nursery's riprap quote also included loose riprap for four more drains, two located in the wetland south of the pond and two in the center wetland area. The total riprap quote is \$552. Patrick O'Brien motioned to accept both bids, seconded by Jim Hendrickson. All were in favor. CMS to coordinate and get permit from the City of Crystal Lake.

Matt Bolda mentioned that he would be talking with the City of Crystal Lake in the requirements necessary for possible towing signs posted along Crabapple, Barlina and Autumn from pond visitor vehicles.

Newsletter – Matt Bolda stated that it is time for another newsletter to go out and directed CMS to put together a draft covering various topics. The Board is also responsible for creating a paragraph on themselves to include in the newsletter.

Homeowners Open Forum – Ryan Schmidt of 1259 High Plaine Drive thanked Mike Antongiovanni and Nick Falco for their past services on the Board of Directors knowing how challenging the volunteer positions can be. He also commended the Board of Directors for their positive attitudes and was encouraged to hear of their efforts to promote HRP3 as a friendly community and their efforts in raising the Reserve funds. Ryan Schmidt mentioned he is a non-practicing attorney and was involved initially in the bankruptcy of United Homes, the developer of Harvest Run before Ryland Homes took over. Ryan Schmidt mentioned that when homeowners re-finance the Reserves of the Association are taken into account and was happy to hear the Board's interest in increasing this fund.

www.harvestrunphase3.com - HarvestRunPhase3@yahoo.com



Mr. Schmidt further commented that this year the center wetland area really changed, the majority of the cattails were gone and the water was now scummy and smelly and seemed to be a higher water level. The Board directed CMS to contact the landscaper about treating the standing water in the center area similar to the pond. CMS advised the BOD and homeowner that the cattails are the muskrats favorite foods and the geese then used the cut reeds for their mounds for nesting. The higher water level is an illusion as the cattails no longer camouflage the water height as this was looked into earlier in the year.

Mr. Schmidt stated there is interest in the Association from the homeowners and had hoped he would have been joined by many of them at the meeting, as that was the intent. He stated he was happy to inform back to his neighbors on the discussions from this meeting.

Mr. Schmidt advised the Board to re-read the declaration and by-laws as there may be items needed to be changed and that he would be happy to assist with that process.

The Board and Management thanked Mr. Schmidt for his comments and his assistance.

Next meeting – October 27, 2010 – Panera Bread.

Adjournment – Jim Hendrickson motioned to adjourn the meeting to Executive Session at 9:17 pm, seconded by Patrick O'Brien.