



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

Tuesday, August 19, 2008

Call to order – The meeting was called to order at 7:02pm. Board members Mike Antongiovanni, Mark Rekowski, Susi Crohn and Lynda Potas from Complete Management Solutions were present. Nick Falco was absent and no homeowners attended.

Approval Agenda – Mike motioned and Mark approved the agenda. All were in favor.

Approval Minutes – A motion to approve the minutes of the October 17, 2007, February 19, 2008 and June 6, 2008 meetings was made by Mike Antongiovanni and seconded by Mark Rekowski. All were in favor.

Financial review – The current balance sheet was reviewed. As of July 31, 2008 the balance of the Operating Account was \$2,745.37 and the balance of the Reserve Account was \$1,013.20. The 2nd semi-annual assessment invoice is scheduled to be mailed on 8/30 arriving on 9/2 and due on 10/15. Mark Rekowski motioned to approve the financial report. Mike Antongiovanni seconded. All were in favor.

2008 Projects

Tree Replacement – The City of Crystal Lake will be removing four dead trees located along the bike path on Huntley Road, 833 Crabapple Drive, 770 Crabapple Drive and opposite of 1091 Autumn Drive this Fall. The replanting of replacement trees is scheduled for Spring of 2009. The Association lost a Willow tree along the shoreline of the pond due to damage it received in the Winter and Spring of this year. FOG provided replacement tree quotes and CMS will shop around a bit for a better price.

Pond Shoreline Erosion – CMS will be looking into quotes for larger riprap around the storm drain areas and/or cementing in the stones to deter them being thrown into the pond by the public. This will be a 2009 project.

Red Buffalo Wetland Maintenance – They are on schedule for their first year and will be commencing with the seeding of prairie grass and wildflowers this Fall.

Storm Drain - 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. The City of Crystal Lake is not responding to Ryland Homes. CMS will draft a letter to inquire on the delay of information requested.

Bike Path –BOD and management determined this project should be in the 2009 budget.

Homeowner Open Forum – No homeowner present.

Next Meeting – Tentatively Tuesday, October 28, 2008 – To be confirmed by BOD.

Adjournment of Homeowner Meeting - The homeowner meeting was adjourned at 7:47 pm.