

## **Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes**

August 30, 2012 –**APPROVED**

Board Meeting Call to order – The meeting was called to order at 7:04 pm. Board members Patrick O'Brien, Matt Bolda, Jim Hendrickson, Nick Falco and Rick Cox were present. Nathan Kakish was absent. Lynda Potas of CMS was also present at the meeting. No homeowners were present.

Approval of Agenda – Patrick O'Brien asked the Directors to review the agenda for any revisions. Rick Cox motioned to approve the Minutes, seconded by Jim Hendrickson. All were in favor.

Approval of Minutes – Minutes from the May 8, 2012 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Matt Bolda. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 8/29/12 the Operating account had a balance of \$3,920.23 and the Reserve account had a balance of \$5,924.84. Outstanding assessments of \$8,800.00 due the Association by 9/15/12 were noted. Once received the Reserve contribution transfer of \$6,480.00 will occur from the Operating account to the Reserve account as per the 2012 budget. Jim Hendrickson motioned to approve the financial report, seconded by Rick Cox. All were in favor.

Legal/Home Sales Update – Lynda Potas reviewed the four homeowners on the legal report.

Landscape/Wetland Update:

Water Treatment – McCloud Services has been consistently treating the Huntley pond well. Due to the severe drought experienced this season, the center body of water is now dry. Going forward, CMS will negotiate the 2013 seasonal contract with an as needed line for the center body of water.

Wetland – McGinty Bros. has worked on both the Barlina corner wetland, Huntley pond area wetland as well as the center wetland. For the 2013 season a controlled burn is planned for the Huntley pond and Barlina wetlands. Jim Hendrickson asked if we could arrange to have a four foot section between the various homeowner lots and the wetlands at the Huntley pond mowed for clearance. CMS will address Pichardo Landscaping on this request.

Pond Fences – these two temporary fences originally installed to keep people away from the repairs made along the western shores of the pond from the muskrat damage will be removed on or about the end of August. The City of Crystal Lake has requested that temporary fencing be removed after 30-days going forward and for signs to be posted as to the project we are doing.

## **Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes**

August 30, 2012 –**APPROVED**

Property Management Contract – The contract between HRP3 and CMS expires 8/31/12. CMS provided a new contract with no changes. Nick motioned to approve this new contract pending its review and comparison to last year's contract. Matt Bolda seconded. All were in favor.

2013 Draft Budget Review – CMS provided a draft preliminary copy of the budget noting no increases. Lynda is working on finalizing quotes for the budget approval at the next meeting.

Homeowners Open Forum – No homeowners were present for this discussion.

Next Meeting – Tuesday, October 23, 2012

Adjournment – Rick Cox motioned to adjourn the homeowner meeting at 8:12 pm, seconded by Jim Hendrickson. All were in favor.