



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

October 26, 2010 -**APPROVED**

Call to order – The meeting was called to order at 7:02 pm. Board members Matt Bolda, Jim Hendrickson and Patrick O'Brien were present. Nick Falco AND Mike Antongiovanni were 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 Patrick O'Brien. All were in favor.

Approval Minutes – Minutes from the 8/18/10 meeting were reviewed. Patrick O'Brien motioned to approve the minutes, seconded by Jim Hendrickson. All were in favor.

Financial Review – Lynda Potas reviewed the Balance Sheet as of 10/27/10 as follows, Operating \$2,507.09. Reserve \$ 4,559.36. CMS stated that the remaining \$1,980 transfer from the Operating to Reserve is represented in this report. Additionally, CMS stated that we have collected \$300 in late fees that will be moved to Reserves in early 2011. There are two expenses that will be paid out of Reserves yet this year – Westosha Concrete \$965 and Red Buffalo Nursery \$96.25. CMS provided a letter addressed from the Association to Crystal Lake Bank & Trust to allow CMS to periodically pick up counter checks on behalf of the Association. Patrick provided additional suggestions to the letter and CMS will email to the Board for review and approval. Jim Hendrickson motioned to approve the financial report, seconded by Patrick O'Brien. All were in favor.

Legal/Home Sales Update - One homeowner was reported to be in the legal process. 1130 Autumn Drive will be closing on 10/29/10.

Landscape & Wetland Update –

A. Two Guys Landscaping/Shoreline Soil & Seed Expense \$150 – In early September Matt Bolda arranged for his landscaper to deposit excess black dirt to the largest muskrat tunnel cave in section along the shoreline of the pond and install seed for a total cost of \$150. This was recognized as a quick and cost effective way of filling in this large eroded area. Patrick O'Brien motioned to approve, seconded by Jim Hendrickson. All were in favor.

B. Pond Drain Concrete & Various Drain RipRap – this project was completed on 10/14/10. Once water levels rise again the loose riprap installed at the base of the drains will be underwater.

C. Wetland Maintenance – Red Buffalo Nursery applied herbicide in June and was to do some additional seeding this fall. He recommends staying on top of the herbicide applications on an annual basis.

D. Landscape Berm – Maintenance Discussions – The Board reviewed the current landscape specifications that include the landscape berms. The Board asked for the entire landscape contract to go out for bid to ensure we are receiving the best price for our specifications. Future discussions may include updating the landscape specifications.

Matt Bolda mentioned that only the City of Crystal Lake can install No Parking signs along Autumn Drive near Huntley Road. Currently, there are no plans on doing so as there is no issue for the City of Crystal Lake. The more complaint calls they receive regarding parking issues at this area directly relates to their decision making. Homeowners are encouraged to call the City to complain when visitors to the pond park in this area.

Alterations & Additions Form Update – CMS provided an updated version of this form for the Board to review. Changes include a check box area for the most popular requests, phone number and some additional guidelines. Jim Hendrickson motioned to approve the updated version, seconded by Patrick O'Brien. All were in favor.

2011 Budget – CMS provided the budget representing no assessment increase again for 2011. Every effort to reduce our annual expense is being reviewed. Operating funds not expensed in 2011 will be transferred to the reserve fund to keep this fund growing.

Newsletter & End of Year Mailing – CMS stated that on or about February 1st is the next scheduled mass mailing for the community. In this mailing will be the semi-annual invoice and remittance envelope, assessment policy, updated A & A form and newsletter. The Board will submit some material to include in this newsletter and CMS will compile the information for approval prior to mailing.

Homeowners Open Forum – Matt Bolda discussed with the Board his thoughts of regulating the visitors at the pond. Matt and CMS will gather additional information and research to address the subject again at a later date.

Next meeting – Dates & Location to be Determined.

Adjournment – Patrick O'Brien motioned to adjourn the meeting at 9:15 pm, seconded by Jim Hendrickson. All were in favor.

www.harvestrunphase3.com - HarvestRunPhase3@yahoo.com