



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

October 27, 2009 - **APPROVED**

Call to order – The meeting was called to order at 7:03 pm. Board members Mike Antongiovanni and Susan Crohn were present. Nick Falco contacted CMS in August to advise of his resignation and followed up this information with an email to the remaining Board of Directors dated 8/24/09.

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

Board of Director Changes – Due to the resignation of Nick Falco, Dave Salvador inquired as to the director position at the August meeting. A motion was made by Susi Crohn to appoint Dave Salvador to the Board of Directors, Mike Antongiovanni seconded. Dave Salvador agreed to this appointment.

Approval Minutes – Minutes from the 5/19/09 and 8/18/09 meetings were reviewed. A motion to approve was made by Susi Crohn and seconded by Mike Antongiovanni.

Financial Review – Lynda Potas review the Balance Sheet as of 09/30/09 as follows,

Operating \$6,337.46      Reserve    \$1,964.16

Legal Update - Two homeowners were reported to be in the legal process. One is for sale and the other is going through a foreclosure.

Landscape & Wetland Update - A quote from Harvard Nursery to combine several berm beds and relocation of shrubs was reviewed again. 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. Both items were included for the 2010 budget.

CMS Contract Renewal - The property management contract with Complete Management Solutions, Inc expired on 08/31/09. The Board received the 2009/2010 contract for review at the last meeting. The Board expects the contract to be renewed and will forward to CMS once completed.

2010 Budget & Projected Reserve Analysis – The 2010 expense budget was presented by CMS with no increase to assessments. The landscape and wetland improvements were reviewed and approved. The landscape contract with Harvard Nursery increased 1.29% for next year. Insurance was reviewed and approved to change from Travelers to Farmers with a savings of approximately \$1,000.

Homeowners Open Forum – No homeowners present at meeting.

Next meeting – To be announced.

Adjournment - The meeting was adjourned at 8:02 pm.

[www.harvestrunphase3.com](http://www.harvestrunphase3.com) - [HarvestRunPhase3@yahoo.com](mailto:HarvestRunPhase3@yahoo.com)