



Harvest Run Phase 3 Homeowner's Association Meeting Minutes

October 28, 2008

Call to order – The meeting was called to order at 8:05pm. Board members Mike Antongiovanni, Mark Rekowski, Nick Falco and Lynda Potas from Complete Management Solutions were present. Susi Crohn was absent and no homeowners attended.

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

Approval Minutes – A motion to approve the minutes of the August 19, 2008 meeting was made by Nick and seconded by Mike. All were in favor.

Financial review – The current balance sheet was reviewed. As of September 30, 2008 the balance of the Operating Account was \$4,175.06 and the balance of the Reserve Account was \$1,015.95. Nick motioned to approve the financial report. Mike seconded. All were in favor.

2008 Projects Review/Update

Tree Replacement – The City of Crystal Lake removed 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 are 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. CMS had not received additional quotes for the replacement of this Willow and will do so for Spring 2009.

Pond Shoreline Erosion – CMS received quotes for riprap replacement around the storm drain areas as well as some possible other alternatives to prohibit the stones from being thrown into the pond by the public. This will be a 2009 project to review and approve.

Red Buffalo Wetland Maintenance – The seeding of prairie grass and wildflowers is to commence yet this Fall after the last herbicide treatment, which will complete the first year's work contracted. Next Spring they will continue with the project.

Storm Drain - CMS is now working with the City of Crystal Lake for copies of approved paperwork signing off the drainage for the ponds/property. Once obtained this information will be shared with the Board to review and discuss future action.

Bike Path – After further investigation the BOD and management determined this project should be postponed to review again for the 2010 budget.

Landscape Improvements

The Board discussed the possibility of enlarging some of the common area beds where the various pine trees are located as these trees are now getting rather large. Some pines look damaged and this may be from the landscapers struggling to cut the lawn around these larger trees, but undetermined. Additionally, it may be necessary to relocate some shrubs from in between these beds to allow for their growth. CMS will review with the landscaper at the Spring walk-around for some suggestions to review with the Board.

2009 Proposed Budget

The Board reviewed the proposed budget as submitted by CMS. There will be no increase to the annual assessments for 2009. CMS is to obtain additional landscape quotes to review prior to the season starting. Nick motioned the 2009 Budget be approved, Mike seconded. All were in favor.

Also discussed was the Assessment Billing/Collection Policy. In previous years the assessment invoices were issued 3/1 and 9/1 with Net 45 day terms. Due to the Associations insurance invoices due early each year, the policy was updated to advance the invoice dates by one month each issued 2/1 and 8/1 with Net 45 day terms. Nick motioned the updated Assessment Billing/Collection policy be approved, Mike seconded. All were in favor.

Homeowner Open Forum – No homeowners present.

Next Meeting –Tuesday, February 17, 2009.

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

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