

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

October 29, 2012 –**APPROVED**

Board Meeting Call to order – The meeting was called to order at 7:07 pm. Board members Patrick O'Brien, Matt Bolda, Rick Cox and Nathan Kakish were present. Jim Hendrickson was present via conference call. Nick Falco 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 Matt Bolda. All were in favor.

Approval of Minutes – Minutes from the August 30, 2012 homeowner meeting were reviewed. Rick Cox motioned to approve the Minutes, seconded by Matt Bolda. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 10/29/12 the Operating account had a balance of \$9,596.74 and the Reserve account had a balance of \$4,625.69. Outstanding assessments and fees of \$1,070.23 due the Association were noted. The Reserve contribution transfer of \$6,480.00 will occur from the Operating account to the Reserve account as per the 2012 budget prior to the end of the year. Matt Bolda motioned to approve the financial report, seconded by Rick Cox. All were in favor.

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

Landscape/Wetland Update:

Water Treatment – McCloud Services provided their significantly reduced 2013 seasonal contract for the Huntley pond and an a-la-carte contract for the center pond, should water be present again in 2013. The Board reviewed and discussed and agreed to add these numbers to the 2013 budget.

Wetland – McGinty Bros. previously provided us their 2013 suggested service, however due to the severe drought experienced the Board agreed to have CMS get back to McGinty to revise their quote to include controlled burns and over-seeding for both the Huntley pond/wetland area as well as the center pond. Once received the Board will review and ratify the decision at the next homeowner meeting to ensure we have a contract in place for a March burn.

Pond Trees – The Board requested CMS obtain quotes for the removal or semi-removal of the pond willow trees as well as for planting replacement trees like Maple and Oak. Four quotes were reviewed and the Board agreed to postpone this decision and to further discuss in Spring when we review the landscape for the season.

Trapping – this may begin in Fall, but certainly in Spring as the activity is way down now.

2013 Draft Budget Review – CMS provided a draft of the budget noting no increases. The Board reviewed and discussed. Rick Cox motioned to approved, seconded by Nate Kakish. All were in favor.

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

Next Meeting – March, 2013

Adjournment – Matt Bolda motioned to adjourn the homeowner meeting at 8:00 pm, seconded by Rick Cox. All were in favor.