

**Harvest Run Phase III  
Board of Director's Meeting Minutes  
November 1, 2005**

Meeting was called to order at: 6:39 pm. at the Crystal Lake Public Library

Roll Call

Present at meeting: Chris Kouzios, Mark Rekowski, Nick Falco with Lynda Potas and Carol Brown of B.P. Management Services, Inc. Absent; Karen Mathes

Association Minutes: the Board of Directors from the September 6, 2005 meeting unanimously approved the minutes.

Guest Speaker: Heidi Goetz an Ecologist from Pizzo and Associates provided to the Board her assessment of the property. It was Heidi's recommendation that we have three years of Stewardship and burn every one section of the three each year. Quotes were presented for the Board to review.

Management is to continue to discover other ways to address the wetlands/prairie land to restore.

Financial Report: The Operating account balance as of 10/31/05 was \$4,449.63. Accounts receivable for period ending 10/31/05 was \$1,100.00.

MANAGEMENT DISCUSSION:

Association insurance will come due in February. Contact Rosenthal to ask if there will be an increase in 2006. This number will need to be put in to the budget.

Address erosion around pond. Recommendations were made by Heidi (Pizzo) of planting about a 6 ft ring at the edge of the pond with plants that would stop the erosion.

Board directed Management to contact HBIS for a reserve study. Approximate was would be about \$3,000.00.

Website to be updated by Chris and Lynda's e-mail address is incorrect.

Question on a resident who has a structure that was put up with out board approval. It was thought that maybe resident misunderstood the size limits.

It was briefly discussed that number of meetings allowed per contract without additional charge to the Association. And the importance of everyone trying to be at the meetings and to complete business.

2006 Meeting dates are as follows:

February 9 <sup>th</sup>	May 16 <sup>th</sup> – Annual	August 15 <sup>th</sup>	November 9 <sup>th</sup> - Budget
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Respectfully Submitted

Carol Brown – B.P. Management