

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

February 4, 2016 –**APPROVED**

Call to Order: The meeting was called to order at 7:08 pm. In attendance were Nathan Kakish, Jim Hendrickson, Patrick O'Brien and Nick Falco. Matt Bolda was present via phone. One homeowner was present. Lynda Potas of CMS was present.

Approval of Agenda – Patrick O'Brien motioned to approve the Agenda, seconded by Nick Falco. All were in favor.

Approval of Minutes – Minutes from the October 27, 2015 homeowner meeting were reviewed. Nate Kakish motioned to approve the Minutes, seconded by Jim Hendrickson. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. Through 12/31/15 the income was \$23,509.00 or 98.94% and the expense is \$24,840.80 or 100.3%. As of 1/31/15 the Operating account had a balance of \$4,419.45 and the Reserve account had a balance of \$22,303.70. Patrick O'Brien motioned to approve the financial report, seconded by Jim Hendrickson. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Landscape/Wetland Update:

Black Brick Landscaping – CMS reviewed that we are in year two of the three year contract.

McGinty – CMS presented the 2016 contract for treating the Huntley and center wetland areas for \$3,700 with the offer of a 5% discount if paid in full prior to 3/31/16. Patrick O'Brien motioned to approve, seconded by Jim Hendrickson. All were in favor.

McCloud Aquatics – CMS presented the 2016 contract for treating the Huntley pond for \$1,211.76. Nate Kakish motioned to approve, seconded by Jim Hendrickson. All were in favor.

Tree Update – CMS advised she will obtain two more quotes for the removal and treatment of the berm pines for review at the next meeting.

2015/2016 Property Management Contract – CMS advised the Board that at the last meeting we did not review the contract for renewal. CMS presented a contract from Sept 2015 through Dec 2016, fourteen months, which will also get this term on a calendar year. No increase or other changes. Nick Falco motioned to approve, seconded by Nate Kakish. All were in favor.

2016 Budget – At the October 27, 2015 Board meeting, Matt Bolda motioned to approve a reduction of the 2016 assessment from \$330 annually to \$300 pending the review and approval of both Patrick O'Brien and Nick Falco, who were absent from the meeting. Both Patrick O'Brien and Nick Falco considered this motion and offered a counter proposal, which kept the annual assessment at \$330 however, introduced a \$30 fixed amount homeowner credit option for the Board's discretion annually pending the financial goals for the given year. Nick Falco motioned to approve, seconded by Nate Kakish. All were in favor. CMS will include this credit in the semi-annual invoice packet mailing next week along with a letter to the homeowners explaining this new policy.

Homeowners Open Forum – Nothing brought up.

Next Meeting – ANNUAL ELECTION MEETING – Thursday, May 12, 2016/Panera- Crystal Lake.

Adjournment – Patrick O'Brien motioned to adjourn at 8:17 pm, seconded by Nick Falco. All were in favor.