

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

March 4, 2015 –**APPROVED**

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

Approval of Agenda – Matt Bolda motioned to approve the Agenda, seconded by Nick Falco. All were in favor.

Approval of Minutes – Minutes from the October 28, 2014 homeowner meeting were reviewed. Patrick O'Brien motioned to approve the Minutes, seconded by Matt Bolda. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. Through 12/31/14 the income was \$24,546.72 or 103.31% and the expense is \$20,847.85 or 87.74%. As of activity through 2/28/15 the Operating account had a balance of \$5,654.03 and the Reserve account had a balance of \$20,080.80 w/o interest as the statements had not yet arrived. CMS noted there was an error on the Profit & Loss Budget vs. Actual report as it was missing the Reserve Contribution amount of \$6,480 and they will correct that for the rest of the financials that will be emailed to the Board next week. Through 2/28/15 the income is \$2,299.00 or 13.3% and the expense is \$3,003.22 or 12.13%. Patrick O'Brien motioned to approve the financial report as amended, seconded by Nick Falco. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Landscape/Wetland Update:

Pichardo Landscaping – Mulch of the common areas will be performed in 2015. Should the snow melt before the landscaping start date of 4/15/15, we will contact Pichardo to do a cleanup of the common areas. Matt Bolda motioned to not exceed \$200 for this cleanup, seconded by Jim Hendrickson. All were in favor.

McCloud Water Treatment & Weed Control – CMS we are again contracted for them to visit and treat the Huntley pond every two weeks once the weather permits. The center pond again will be on an a-la-carte basis pending its conditions this season.

McGinty – We are scheduled for a burn of the center pond perimeter with additional herbicide and cutting later in the year. The Huntley pond is scheduled for a fall mowing. Matt will be asking Pichardo his price for mowing and haul away the Huntley area as well as treating the Sandbar Willows with a round-up product.

Insurance – CMS provided quotes from CAU, CISA, Philadelphia and Nationwide. After removing the need for worker's compensation as the association will no longer be working with contractors without this insurance, and eliminating the coverage for non-owned auto insurance, Nationwide had the best premium of \$708 vs. all others presenting. Patrick O'Brien motioned to ratify this approval vote made from February 2015, seconded by Nick Falco. All were in favor.

Annual Election Mailing – CMS provided a draft of the call notice and proxy for this meeting and will be mailed between 10-30 days prior to the meeting date.

Homeowners Open Forum – Scott Hartman asked about the long terms plans for the Reserve contribution and projects and the Board and Management reviewed history and future plans and shared a project analysis spreadsheet.

Next Meeting – May 6, 2015

Adjournment – Nate Kakish motioned to adjourn at 8:26 pm, seconded by Patrick O'Brien. All were in favor.