

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

March 12, 2013 –**APPROVED**

Board Meeting Call to order – The meeting was called to order at 7:00 pm. Board members Patrick O'Brien, Rick Cox, Nathan Kakish and Jim Hendrickson were present. Matt Bolda was present via conference call. Nick Falco was absent. Lynda Potas of CMS was also present at the meeting. No homeowners were present.

McGinty Brothers – Stephanie Jenniges was a guest speaker at the meeting to review the wetland maintenance plans for 2013 and beyond and to hold and Q&A with the Board members. HRP3 is very conscious of the dollars spent on the maintenance of the wetlands and wants to receive the biggest return on investment they can. The Board requested to see pictures of other wetland areas where McGinty has made a difference by providing continual maintenance. These will be forwarded to CMS for distribution. The East Pond burn will take place in early April. Pichardo Landscaping will be instructed to cut and treat all stumps for the various sandbar willows in this area prior to the burn. Stephanie will plan a walk through date prior to the burn to identify invasive species that Pichardo Landscaping can also remove prior to the burn. CMS and hopefully a Board member can be a part of this walk to review the current wetland condition up close. McGinty to review the future maintenance plans to provide some more options for the center pond area.

Approval of Agenda – Patrick O'Brien asked the Directors to review the agenda for any revisions. Jim Hendrickson motioned to approve the Minutes, seconded by Rick Cox. All were in favor.

Approval of Minutes – Minutes from the October 29, 2012 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Nathan Kakish. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 3/13/13 the Operating account had a balance of \$3,282.33 and the Reserve account had a balance of \$10,919.36. Outstanding assessments and fees of \$5,935.23 due the Association were noted. The 2012 Late Fees collected in 2012 will be transferred to the Reserve in April. Jim Hendrickson motioned to approve the financial report, seconded by Rick Cox. All were in favor.

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

Landscape/Wetland Update:

Water Treatment – McCloud Services will be directed by Management and the 2013 contract for the Huntley pond and an a-la-carte contract for the center pond.

Wetland – Discussed earlier. Jim Hendrickson stated we should reduce our Reserve Expense for 2013 to match the funds we are not receiving from the five homes on legal report.

Pond Trees – For now the four willow trees will remain. We may elect to add Oak trees to the area just west of the east Pond.

Trapping – this will begin in Spring.

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

Next Meeting – May 7, 2013 – Annual Election Meeting

Adjournment – Patrick O'Brien motioned to adjourn at 8:07 pm, seconded by Rick Cox. All were in favor.