

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

March 20, 2017 –**APPROVED**

Call to Order: The meeting was called to order at 7:09 pm. In attendance were Nathan Kakish, Jim Hendrickson and Scott Hartman. Matt Bolda and Nick Falco were absent. No homeowners present. Lynda Potas of CMS was present.

Approval of Agenda – Jim Hendrickson motioned to approve the Agenda, seconded by Nate Kakish. All were in favor.

Approval of Minutes – Minutes from the October 13, 2016 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Nate Kakish. All were in favor

Financial Review – Lynda Potas reviewed the current financial statements. The Operating account had a balance of \$8,909.65 and the Reserve account had a balance of \$20,103.74. Through 2/28/17 the income was \$5,516.47 or 25.54% and the expense is \$1,792.07 or 7%. Capital Expenditures were \$4,811.75 or 79.34%. Jim Hendrickson motioned to approve the financial report, seconded by Scott Hartman. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Landscape/Wetland Update:

Pond Maintenance Quotes – CMS provided quotes from previous contractor, McCloud Aquatics for bi-weekly treatments as well as Environmental Aquatic Management providing both bi-weekly and weekly options. After a review the Board requested CMS to contact McCloud regarding their opinion of weekly treatments and their price. Once obtained CMS to share with the Board for an email review and vote. Jim Hendrickson motioned, Nate Kakish seconded. All were in favor.

McGinty Update – CMS reported that both the Huntley wetland and perimeter of the center pond were scheduled for a burn and signs will be posted when this is scheduled.

New Business:

Various Tree Application Quotes – CMS reviewed three vendors for the tree applications for the various evergreen trees on the berm at the bike path. Austrian Pines need Diplodia spraying as these pines are slowly dying. Other spruces need Zimmerman Pine Moth spraying. Prices were similar for all three contractors. One contractor provided an option to remove most or all Austrian Pines and replacement with spruces vs treating Austrian Pines. Board reviewed and directed CMS to obtain this option from other contractor for email consideration. Jim Hendrickson motioned, seconded by Nate Kakish. All were in favor.

Speed Counter Request Discussions – CMS provided copies of an email from the City of Crystal Lake for their recent speed study of Autumn Drive at the curve located just north of High Plaine Drive. Speed test showed that 85% of drivers adhere to the speed limit of 30 mph. CMS reiterated that 30 mph is too fast for the curve with children in the area. City only offered additional signage. Jim and Scott discussed more about what other options they may have and will work together on a possible solution.

Lot Appearance – CMS reported that several homes have the exterior of their homes needing power washing from dirt and algae, especially north facing and how this affects everyone in the community aesthetics. Board stated to include information in upcoming May newsletter to encourage homeowners to review the exterior of their homes for maintenance items to address.

Homeowners Open Forum – None.

Next Meeting – Thursday, May 11, 2017 – Annual Election.

Adjournment to Executive Session – Jim Hendrickson motioned to adjourn to Executive Session at 8:26 pm, seconded by Scott Hartman to discuss potential legal issues. All were in favor.

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Return to Board of Directors Meeting – Jim Hendrickson motioned, seconded by Scott Hartman, to adjourn from Executive Session at 8:39 pm and instructed CMS to have the attorney file suit for the one homeowner in arrears since previous payment plan request and 30-day demand request was ignored. Additionally, to review records of any late fees previously waived for another homeowner regarding their request, and if nothing previous, to waive late fee. All were in favor.

Adjournment – Nate Kakish motioned to adjourn at 8:40 pm, seconded by Jim Hendrickson. All were in favor.