

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

March 22, 2018 –APPROVED

Call to Order: The meeting was called to order at 7:10 pm. In attendance were Nathan Kakish, Jim Hendrickson, Scott Hartman, Matt Bolda (absent) and Nick Falco (absent). No homeowners present. Lynda Potas of CMS was present.

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

Approval of Minutes – Minutes from the November 30, 2017 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Scott Hartman. All were in favor

Financial Review – Lynda Potas reviewed the current financial statements. As of 2/28/18 the Operating account had a balance of \$7,612.92 and the Reserve account had a balance of \$27,313.54. The income was \$3,680.00 or 17.04% and the expense is \$2,626.60 or 11.06%. Capital Expenditures were \$0.00 or 0.00%. CMS reported that Matt and Nick still had to go to the bank for new signature card to be active. CMS presented April through July management invoices for signing to keep on file to deposit when appropriate. 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:

McGinty Update – CMS shared the 2018 maintenance schedule.

McCloud Update – CMS shared the 2018 maintenance schedule and will be meeting with the vendor to find a better launch site for their boat.

Old Business:

Speed Counter Update – Did not implement, closed item.

New Business:

Landscape Improvements – CMS provided a quote for the berm along Huntley Rd. One bush to be removed, six others to be relocated and a blue spruce to be removed for \$408 operating expense. Scott Hartman motioned to approve, seconded by Jim Hendrickson. All were in favor.

Landscape Mulch - Additionally, Matt spoke with Black Brick Landscaping and secured a \$20/yard cost for mulch to be installed along Huntley Rd. berm and all tree rings in mowing areas. Scott Hartman motioned to approve \$1,000 operating expense for mulch installation, seconded by Jim Hendrickson. All were in favor.

Care of Trees Quote – CMS reviewed the pine needle treatment for the various Austrian pines at the Huntley berm for Fall 2018 at \$124.00 operating expense. Jim Hendrickson motioned to approve, seconded by Nate Kakish. All were in favor.

Seal Coating Quote – CMS reviewed a bike path hot crack fill and seal coating quote for \$1,100. The Reserve expense allows for \$1,200. Other quotes will be obtained, and all vendors asked their cost for extending seal coating to various driveways for homeowners to expense directly. Jim Hendrickson motioned to approve a seal coating quote not to exceed \$1,100, seconded by Scott Hartman. All were in favor. CMS to provide other quotes when received.

Homeowners Open Forum – The Board discussed interest in a block party in 2018 from the recent mailing. Scott Hartman mentioned a few neighbors were interested. Board will determine date at next meeting. Also discussed was obtaining drainage pipe quotes for the camera inspection from the center pond to Huntley Rd pond to be reviewed at next meeting.

Next Meeting – Thursday, May 10, 2018 – ANNUAL ELECTION MEETING.

Adjournment – Jim Hendrickson motioned to adjourn at 7:48 pm to Executive Session, seconded by Scott Hartman. All were in favor.

Adjournment from Executive Session – Jim Hendrickson motioned to return to the Board of Director meeting at 8:03 pm with direction to CMS to reach out to three homeowners on a payment plan within 30-days or move to legal collections.

Adjournment – Jim Hendrickson motioned to adjourn at 8:04 pm, seconded by Nate Kakish. All were in favor.