

## Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes - ZOOM

March 25, 2021 –APPROVED

Call to Order: The meeting was called to order at 7:02 pm. In attendance were Nathan Kakish - President, Jim Hendrickson – Treasurer (joined late), Scott Hartman – V.P., Nick Falco - Secretary and Tony Colatorti – Director. Twelve homeowners present. Lynda Potas and Julie Leffel of CMS was present.

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

Approval of Minutes – Minutes from the December 14, 2020 homeowner meeting were reviewed. Nathan Kakish motioned to approve the Minutes, seconded by Tony Colatorti. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 2/28/21 the Operating account had a balance of \$8,668.86 and the Reserve account had a balance of \$21,946.36. The income was \$4,920.00 or 20.71% and the expense is \$3,375.44 or 14.21%. Capital Expenditures were \$5,619.25 or 75.78%. The Home Sales report was reviewed. Tony Colatorti motioned to approve the financial report, seconded by Scott Hartman. All were in favor.

### Old Business:

A. Reserve Study Quote – CMS provided two quotes for consideration. After a discussion, Scott Hartman motioned to table, seconded by Tony Colatorti. All were in favor.

B. Path Repairs – CMS noted some areas of the path needed repair. CMS to obtain quotes for repairs as well as full replacement for future use. Scott Hartman stated he would talk to City of Crystal Lake and the Park District about any options open to association for the path.

### New Business

A. McGinty Spring Burn Notice – CMS reviewed the notice recently distributed regarding this upcoming burn for both the center and Huntley wetland areas.

B. Rules & Regulations/Fine Discussions – CMS provided the Board with the highlighted sections of the declaration and bylaws for the current rules and discussed addition items to consider. Nick Falco suggested a committee of Board and homeowners to review declaration & bylaws for updating rules. Scott Hartman stated this is a Board responsibility. After a discussion, Scott Hartman motioned that CMS contact association attorney for direction on what the Board could and could not do, seconded by Jim Hendrickson. Scott Hartman-Yes, Jim Hendrickson-yes, Nick Falco-no, Tony Colatorti-yes, Nathan Kakish-yes. Motion passes.

### Homeowners Open Forum

Several homeowners that surround the center retention area addressed Board & CMS regarding the plans to treat the center retention area as past recent years area had mulch algae, smells and looked terrible. Board will have CMS obtain several quotes for their consideration.

Other homeowners asked about the wildlife mounds in this same area and requested these looked into for removal as muskrats are again becoming a problem. Board will have CMS obtain several quotes for their consideration.

Next Meeting – Thursday, May 6, 2021 – Annual Election

Adjournment – Jim Hendrickson motioned to adjourn at 8:23 pm to Executive Session, seconded by Tony Colatorti. All were in favor.