

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes – ZOOM Meeting

May 2, 2024 –**APPROVED**

Call to Order: The meeting was called to order at 7:09 pm. Nick Falco/President, Jake Hartman/V.P., Nathan Kakish/Treasurer (absent), Scott Hartman/Director and Patrick Bukouricz/Director.

One homeowner was present via ZOOM.

Lynda Potas & Julie Leffel of CMS were also present.

Approval of Agenda: Jake Hartman motioned to approve the agenda, seconded by Patrick Bukouricz. All were in favor.

Approval of Minutes – Minutes from the November 30, 2023, meeting was reviewed. 3/28/24 meeting was cancelled. Jake Hartman motioned to approve, seconded by Nick Falco. All were in favor.

Financial Report/Home Sales Update: Lynda Potas of CMS stated that as of December 31, 2023, the operating account at HSB had a balance of \$8,787.54, the Reserves at HSB \$20,353.27 and a Reserve CD that matures 7/1/24 for \$15,000, for a total of \$44,140.81. Reviewing the Profit & Loss Budget vs. Actual report, \$28,370 or 103.69% of expected income was collected through December 31, 2023, and \$27,269.28 or 99.67% of expected expenses. Capital Expenditures of \$1,210.00 was spent from Reserves. CMS noted that \$70 of the collected income was for donations collected for the Block Party.

As of March 31, 2024, the operating account at HSB had a balance of \$14,575.88, the Reserves at HSB \$20,371.03 and a Reserve CD that matures 7/1/24 for \$15,000, for a total of \$50,144.92.

Reviewing the Profit & Loss Budget vs. Actual report, \$12,095.00 or 44.21% of expected income was collected through March 31, 2024, and \$6,876.66 or 25.13% of expected expenses. Capital Expenditures of \$0.00 was spent from Reserves.

Nick Falco motioned to approve the financial report, seconded by Patrick Bukouricz. All were in favor.

Home Sales Report – CMS provided a report for review.

Architectural & Additions Approvals – CMS provided a report for review.

Old Business

A. **Muskrat Deterrence Update** – Galvanized mesh wire is to be purchased in the near future by the association and installed by volunteers to deter any more muskrat holes. Water levels must be very low for this installation. Debbie Skrandzius stated two holes discovered in her backyard lawn. Jake Hartman suggested that installing riprap in that area may be another solution to consider. A Board member is going to loan a trail camera again to her to help identify what critter created the holes in the yard.

B. **Property Development at Bard/Huntley/Crabapple** – CMS reached out to the City of Crystal Lake for an update on this development. The City of Crystal Lake responded they were waiting for revised plans to be submitted.

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New Business

A. Ratify Association Insurance Renewal \$1,426 2/27/24 – CMS provided the renewal documentation. Scott Hartman motioned to approve, seconded by Patrick Bukouricz. All were in favor.

B. Ratify Davey's Tree Expert Co. Berm Quotes \$6,005+\$4,362 Res. \$360 Oper. 4/2/24 - – CMS provided the quote. Schedule is not yet known and a notice will be sent out to homeowners near that area. Jake Hartman motioned to approve, seconded by Nick Falco. All were in favor.

C. Walking Path Stop Signs Discussions – CMS advised a homeowner raised concerns regarding the walking path and pedestrians & bikers not stopping at the street and requested the Board look into installing stop signs at Autumn Drive going N&S and at Barlina going S. CMS offered a couple of visual examples. After a brief discussion the Board was split on whether or not to pursue this further. Scott Hartman motioned to table this item, the motion was split Scott Hartman and Jake Hartman against tabling, Nick Falco and Patrick Bukouricz for tabling. There was not a follow up motion to remove this item from the agenda nor a motion to approve the item followed by a vote, therefore, the item will appear on the agenda for the next meeting.

D. Black Brick Inlet Drain Cleanout Performed – CMS provided pictures of the various inlet drains and noted that Black Brick Landscaping did clean them out this spring.

E. Walking Path Tree Ring Erosion – CMS provided pictures of three trees near the fire hydrant adjacent to the pond where the grade is so steep that erosion is increasing. CMS requested Black Brick Landscaping to provide solutions for review. Those were not yet received.

F. Center Basin – Homeowner Downed Willow Removed 3/27/24 – CMS provided a picture of a large Willow tree belonging to a homeowner on the center basin on Crabapple who recently had this downed tree removed as it had fallen on common property.

G. 2024 Block Party – CMS noted it was not clear this would again be scheduled. Board requested CMS reach out to confirm with organizers from last year.

Homeowner Open Forum

A homeowner thanked the Board for their efforts in resolving the muskrat issue in the center basin and it continues to be an issue that seems to be now affecting their back yard.

Adjournment of the Homeowner Meeting – 7:55 pm Jake Hartman motioned to adjourn to the Annual Election meeting, seconded by Patrick Bukouricz. All were in favor.

Next Meeting: Thursday, July 25, 2024 - ZOOM