

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

May 4, 2023 –**APPROVED**

**Call to Order:** The meeting was called to order at 7:16 pm. Nick Falco/President, Jake Hartman/V.P., Nathan Kakish/Treasurer, Kelly Davis/Secretary and Scott Hartman/Director. Three homeowners were present via ZOOM. Lynda Potas and Julie Leffel of CMS were also present.

**Approval of Agenda:** Lynda Potas/CMS added to New Business, item C Walnut Glen Townhomes Update. Jake Hartman motioned to approve the agenda as amended, seconded by Nick Falco. All were in favor.

**Approval of Minutes** – Minutes from the October 27, 2022, meeting were reviewed. Nathan Kakish motioned to approve, seconded by Scott Hartman. Nick Falco-yes, Jake Hartman-yes, Kelly Davis-abstain. Motion passes.

**Financial Report/Home Sales Update:** Lynda Potas of CMS stated that as of April 30, 2023, the operating account at HSB had a balance of \$12,241.30, the Reserves at HSB \$31,969.11 for a total of \$44,210.41. Reviewing the Profit & Loss Budget vs. Actual report, \$13,240.00 or 48.39% of expected income was collected through April 30, 2023, and \$9,635.52 or 35.22% of expected expenses. Capital Expenditures of \$0.00 or 0.00% was spent of the Reserves. Nick Falco motioned to approve the financial report, seconded by Scott Hartman. 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. Ratify Black Brick Landscaping – Center Basin/West Shoreline Black Dirt Install \$650 Reserves 11/21/33 – Scott Hartman motioned to approve, seconded by Nathan Kakish. Nick Falco-yes, Jake Hartman-yes, Kelly Davis-abstain. Motion passes.

B. Muskrat Deterrence Update – Homeowner Debbie Skrandzius commented the backfill from late 2022 has performed well and there was a new hole that developed and it was unclear if this was a new muskrat burrow or an old one that had caved in. Scott Hartman stated after the meeting he would review it in person. Scott Hartman also commented that when the water levels go down the plan should be discussed to install ¼” galvanized mesh and add seed or deep root plants to assist in stabilizing this area. Scott Hartman will advise of his review via email to the Board and management.

### **New Business**

A. Mulch Discussions – CMS provided a property mulch map to review. There is \$1,500 in the budget for mulch. Direction was given to CMS to obtain quotes for installing mulch and getting mulch delivered for a volunteer installation.

B. 2023 Block Party Update – CMS advised \$70 has been collected so far from direct homeowner donations toward this event. CMS to email chairperson for details on planned 2023 event, homeowner distribution and donation payment information. The Association agreed to match homeowner donations up to \$300.

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C. Walnut Glen Townhomes Update – CMS was advised by Scott Hartman that landscape dumping of some kind was performed at the northwest corner of HRP3 wetlands that separate our property from theirs. CMS located the management company for this association and is waiting for a call back to discuss this issue with them for clean-up. Scott Hartman thanked Lynda Potas for immediately getting involved to resolve.

### **Homeowner Open Forum**

A homeowner thanked the Board for their efforts in resolving the muskrat issue in the center basin.

**Adjournment of the Homeowner Meeting** – 7:46 pm Nathan Kakish motioned to adjourn, seconded by Jake Hartman. All were in favor.

**Next Meeting:** Thur., July 27, 2023 - ZOOM