

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

May 5, 2022 –**UNAPPROVED**

Call to Order: The meeting was called to order at 7:27 pm. Scott Hartman/President, Nick Flaco/V.P., Nate Kakish/Treasurer, Melissa Warm/Secretary (absent) and Jake Hartman/Director. Three homeowners were present via ZOOM. Lynda Potas and Julie Leffel of CMS were also present.

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

Approval of Annual Minutes – Minutes from the March 24, 2022, meeting were reviewed. Scott Hartman motioned to approve the Minutes, seconded by Nick Falco. Nate Kakish had to leave the meeting. Jake Hartman abstained. Motion passes.

Financial Report/Home Sales Update: Lynda Potas of CMS stated that as of April 30, 2022, the operating account had a balance of \$7,605.43 and the Reserves \$27,323.32 for a total of \$34,323.75. Reviewing the Profit & Loss Budget vs. Actual report, \$12,515.00 or 45.74% of expecting income was collected through April 30, 2022, and \$8,562.77 or 31.3% of expected expenses. Capital Expenditures of \$2,339 or 46.52% was spent of the expected Reserves. Scott Hartman questioned the various service fees from the bank. CMS explained these fees were new as of 2022 and that Wintrust would not waive them. The Home Sales report was reviewed. Scott Hartman motioned to approve the financial report, seconded by Jake Hartman. All were in favor.

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

A. Shed Extension Removal – Update - brought up at the previous meeting, the unapproved shed extension was discussed with the homeowner by CMS. The homeowner requested until then end of July to remove as they could only do on weekends and as weather permits. Nick Falco motioned to grant their request, seconded by Scott Hartman. All were in favor.

Old Business

A. Path Repairs – CMS reviewed three quotes were reviewed at last meeting and Kaplan Paving was approved. Deposit was forwarded and CMS is awaiting the schedule. Scott Hartman mentioned he performed a repair on the path near Barlina where a hole in the asphalt was about 6-8” in diameter and was holding well.

B. Muskrat Deterrence Update – Scott Hartman reviewed the plan to armor the embankment on the west side of the center basin by installing steel grates. Water levels need to be significantly down to be able to work in the area. Volunteer neighbors is the plan for the labor. CMS to check with insurance agent for any liability requirements. Back fill may be necessary to add and that will not be known until after grates are installed.

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New Business

A. Mulch Quotes – CMS requested three quotes from various landscape companies and obtained two along with samples. Acres/Yellowstone offered \$7,420 for laying 120 yds of dark brown ground mulch along common tree rings and berms along path. Black Brick Landscaping, the association's landscaper, offered 50 yards of either dark brown ground mulch for \$4,000 or rough wood chips for \$2,500. CMS discussed the yardage with Armando, the landscape supervisor for the property, who assured CMS mulch will be applied to all tree rings and berms on designated map at 2.5-4" in depth for whatever is needed at those locations.

Scott Hartman asked what the budget allowed for. CMS stated \$1,200. Jake Hartman suggested we purchase \$1,200 in mulch and have it delivered to the path and request of the neighborhood their volunteering with wheel barrels, shovels and their labor to distribute this mulch on some Saturday. The Board requested CMS to review with insurance agent on this matter as well and contact Black Brick Landscaping for how many yards could be delivered for \$1,200 and report back to the Board.

Homeowner Open Forum

A homeowner asked when the center basin treatments were to begin. CMS stated they begin in May and will be on a once-a-month basis. Homeowner was concerned that would not be enough. CMS stated in 2021 this treatment first began and we only got one treatment in due to the remaining of the season's drought and we need to give this season's plan a chance.

A homeowner expressed their appreciation for the association addressing the muskrat problems on the west end of the center basin.

Adjournment of the Homeowner Meeting – 8:07 pm Nick Falco motioned to adjourn to Executive Session, seconded by Scott Hartman. All were in favor.

Next Meeting: Thur., July 28, 2002

Executive Session – 8:08 pm a review of financial and legal matters. 8:20 pm Scott Hartman motioned to adjourn back to the open meeting. Nick Falco motioned to move the association funds from Crystal Lake Bank & Trust/Wintrust Group to Home State Bank, seconded by Scott Hartman. All were in favor. Scott Hartman motioned the signatories for both accounts would be Scott Hartman/President, Nathan Kakish/Treasurer and Lynda Potas/Property Manager, seconded by Nick Falco. All were in favor. 8:27 pm Scott Hartman motioned to adjourn the meeting, seconded by Jake Hartman. All were in favor.