

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

May 6, 2021 – **APPROVED**

Call to Order: The meeting was called to order at 7:24 pm. Scott Hartman - President, Nick Falco – VP, Nathan Kakish – Treasurer (absent), Melissa Warm – Secretary and Jim Hendrickson – Director (absent). Sixteen homeowners present. Lynda Potas and Julie Leffel of CMS were present.

Board of Director Positions – After a discussion, the following positions and terms were assigned.

President - Scott Hartman – 2-yr term

Vice President - Nick Falco – 2-yr term

Treasurer - Nathan Kakish – 1-yr term

Secretary - Melissa Warm – 2-yr term

Director - Jim Hendrickson – 1-yr term

Approval of Agenda – Scott Hartman added B. Bike Path to Old Business and motioned to approve as amended, seconded by Melissa Warm. All were in favor.

Approval of Minutes – Minutes from the March 25, 2021 homeowner meeting were reviewed. Scott Hartman motioned to approve the minutes, seconded by Nick Falco. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 3/31/21 the Operating account had a balance of \$14,193.84 and the Reserve account had a balance of \$21,946.55. The income was \$10,780.00 or 45.37% and the expense is \$4,205.56 or 17.7%. Capital Expenditures were \$5,619.25 or 75.78%. The Home Sales report was reviewed. Scott Hartman motioned to approve the financial report, seconded by Melissa Warm. All were in favor.

Old Business:

A. Path Repairs – CMS advised quotes were in process for minor repairs closer to Barlina.

B. Bike Path – Scott Hartman reported the City of Crystal Lake had no interest in absorbing the responsibility of this bike path area and that the Crystal Lake Park District has not yet responded.

New Business

A. McCloud Aquatics – Center Retention Basin - \$3,850 – Ratify 4/19/21 - CMS advised three quotes were obtained and the Board reviewed and decided on the McCloud Aquatics quote which was the less frequent quote provided and offered an Argo unit to distribute the applications vs. a boat, which is not conducive to this area. Scott Hartman motioned to approve, seconded by Nick Falco. All were in favor. Only one homeowner offered access to the basin from their property out of the nineteen that surround this basin from this association.

B. Muskrat Quotes Discussions – CMS provided two quotes for review. Both companies commented that cattail removal should be part of the trapping as this was their favorite food and trapping could temporarily stop the issue but never fully as muskrats travel easily from water source to water source. At this time, no quotes were approved, and homeowners were encouraged to look for alternative ways to discourage muskrats at their property by using coyote urine or other similar products. Scott Hartman stated he would look into a riprap option for rocks to be installed along the shoreline, which can be expensive but may be the only permanent solution.

Homeowners Open Forum

Homeowners brought up a possible community clean-up day for the future and possibly a block party for 2022.

Next Meeting – Scott Hartman thanked everyone who attended this meeting. Thursday, July 29, 2021

Adjournment to Executive Session – Scott Hartman motioned to adjourn at 8:08 pm to Executive Session, seconded by Melissa Warm. All were in favor.

Adjournment from Executive Session – After a review of a legal matter, Melissa Warm motioned to adjourn at 8:33 pm from Executive Session, seconded by Scott Hartman. All were in favor.

Adjournment – Melissa Warm motioned to adjourn at 8:34 pm, seconded by Scott Hartman. All were in favor.