

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

May 7, 2013 –**APPROVED**

Call to Order: The Election was called to order at 7:02 pm. In attendance were Matt Bolda, Patrick O'Brien, Rick Cox, Nate Kakish and Nick Falco. Jim Hendrickson was absent. One homeowner was present.

Approval of Agenda – Rick Cox motioned to approve the Agenda, seconded by Nate Kakish. All were in favor.

Approval of Minutes – Minutes from the March 12, 2013 homeowner meeting were reviewed. Matt Bolda motioned to approve the Minutes, seconded by Nathan Kakish. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 5/7/13 the Operating account had a balance of \$5,658.44 and the Reserve account had a balance of \$10,920.21. Through May 7, 2013 we are at 47.26% of the annual income and 25.08% of the annual expense. Matt Bolda motioned to approve the financial report, seconded by Nick Falco. All were in favor.

Legal/Home Sales Update – Lynda Potas reviewed the five homeowners on the legal report. Three are soon to be closed with no loss to the Association.

Landscape/Wetland Update:

Huntley Wetland Mow – Pichardo Landscaping was instructed to remove the buckthorn and sandbar willows from the Huntley wetland for a cost of \$1,000. This project was completed in mid-April. Nick Falco motioned to ratify this vote, seconded by Nate Kakish. All were in favor.

Aquatic Weed Control – McCloud treated both the center and Huntley ponds on 4/30/13 for algae. Huntley will be treated bi-weekly and the center pond will be treated as needed only. Matt Bolda stated the Saviano Family may change their mind for allowing access to the center pond through their property. Matt will discuss more about this with the family and get back to the Board on their decision.

McGinty Wetland Discussions – McGinty advised CMS it was now too late to conduct a burn of the Huntley pond and the over seeding should be done directly after the burn, so this will be delayed as well. Herbiciding can still be performed at a cost of \$750 to control the invasives. The center pond herbiciding is also \$750. Nick Falco motioned to approve the 2013 herbiciding only for both wetland areas, seconded by Matt Bolda. All were in favor. Patrick O'Brien request CMS obtain the 2014 schedule for review at the next meeting.

Trapping – this will begin in mid-May.

Board of Director Positions – Nick Falco motioned to keep the Board of Director Positions the same as follows; President - Patrick O'Brien, V.P. – Matt Bolda, Treasurer – Jim Hendrickson, Nick Falco – Secretary and Nate Kakish – Director. Matt Bold seconded the motion. All were in favor.

Homeowners Open Forum – No homeowners were present for this discussion.

Next Meeting – August 13, 2013

Adjournment – Patrick O'Brien motioned to adjourn at 7:52 pm, seconded by Rick Cox. All were in favor.