

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

May 8, 2017 – **APPROVED**

Call to Order: The meeting was called to order at 7:10 pm. In attendance were Nathan Kakish, Jim Hendrickson, Scott Hartman, Matt Bolda and Nick Falco. One homeowners present. Lynda Potas of CMS was present.

Approval of Agenda – Jim Hendrickson motioned to approve the Agenda, seconded by Scott Hartman. All were in favor.

Approval of Minutes – Minutes from the March 20, 2017 homeowner meeting were reviewed. Nick Falco motioned to approve the Minutes, seconded by Jim Hendrickson. All were in favor

Financial Review – Lynda Potas reviewed the current financial statements. As of 4/30/17 the Operating account had a balance of \$17,830.35 and the Reserve account had a balance of \$20,106.99. The income was \$20,236.47 or 93.69% and the expense is \$4,919.49 or 19.22%. Capital Expenditures were \$4,811.75 or 79.34%. CMS reported all but twelve homeowners took advantage of the \$30 credit by paying the full annual assessment. Jim Hendrickson motioned to approve the financial report, seconded by Nate Kakish. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Landscape/Wetland Update:

Various Tree Application Quotes – CMS reviewed three vendors quotes for the tree applications for the various evergreen trees on the berm at the bike path. Discussing the Austrian Pines that are slowly dying, treating them and removing them next year does not make sense. Other spruces need Zimmerman Pine Moth and Needle Scale spraying. Jim Hendrickson motioned to approve the two Acres Landscaping quotes each for \$187, seconded by Scott Hartman. All were in favor.

Various Tree Removals & Enhancement Quotes – CMS reviewed two quotes for the same tree removal and enhancements for the berm area for 2018 consideration. Board requested one more quote for review at next meeting.

McGinty Update – CMS reported that both the Huntley wetland and perimeter of the center pond were burned in mid-April and Board was not satisfied with results. McGinty did review again and did some additional cutting. CMS has yet to review. Board requested McGinty review sand bar willows at north wetland to offer suggestion for buffer area and cost.

Speed Counter Request Discussions – Jim Hendrickson stated he spoke to a couple of residents. Board discussions will install a manual counter on a dolly that runs on batteries and Nick Falco will volunteer his front lot for a three-day speed test. Jim will check with City of Crystal lake for their approval before implementing.

Homeowners Open Forum – Joe Wrzosek submitted a shed request, which was reviewed by the Board and approved.

Next Meeting – Thursday, August 3, 2017.

Adjournment to Executive Session – Matt Bolda motioned to adjourn to Executive Session at 8:13 pm, seconded by Jim Hendrickson to discuss a legal issue. All were in favor.

Return to Board of Directors Meeting – Jim Hendrickson motioned, seconded by Nick Falco, to adjourn from Executive Session at 8:40 pm.

Adjournment – Nate Kakish motioned to adjourn at 8:40 pm, seconded by Jim Hendrickson. All were in favor.