

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

July 25, 2024 –**UNAPPROVED**

Call to Order: The meeting was called to order at 7:04 pm. Nick Falco/President, Jake Hartman/V.P. (absent), Nathan Kakish/Treasurer, Scott Hartman/Secretary and Patrick Bukouricz/Director.

One homeowner was present via ZOOM.

Lynda Potas of CMS was also present.

Approval of Agenda: Nick Falco motioned to approve the agenda, seconded by Patrick Bukouricz. All were in favor.

Approval of Minutes – Minutes from the May 2, 2024, meeting was reviewed. Scott Hartman motioned to approve, seconded by Nathan Kakish. All were in favor.

Financial Report/Home Sales Update: Lynda Potas of CMS stated that as of June 30, 2024, the operating account at HSB had a balance of \$12,139.40, the Reserves at HSB \$11,992.64 and a Reserve CD that matures 7/1/24 for \$15,198.01, for a total of \$39,330.05. Reviewing the Profit & Loss Budget vs. Actual report, \$14,065.00 or 51.41% of expected income was collected through June 30, 2024, and \$11,853.14 or 43.42% of expected expenses. Capital Expenditures of \$10,367.00 was spent from Reserves. CMS noted that \$100 of the collected income was for donations collected for the Block Party.

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. **Muskrat Deterrence Update** – Galvanized mesh wire is to be purchased in the near future by the association and installed by volunteers to deter any more muskrat holes. Water levels must be very low for this installation. A Board member is going to loan a trail camera to help identify what critter created the holes in the yard. No update available.

B. **Property Development at Bard/Huntley/Crabapple** –The City of Crystal Lake received revised plans. Believe it was approved, waiting for minutes to be published for confirmation.

C. **Walking Path Stop Signs Recommendation for Vote** – CMS advised the City of Crystal Lake reached out as they received a resident inquiry on HRP3 adding stop signs on path. Unknown if HRP1&2 received the same inquiry from City of Crystal Lake. After a brief review this item is tabled until a full Board is present to review.

D. **Walking Path Tree Ring Erosion** – CMS did not yet receive any quotes from the landscaper. Board suggested to speak with City of Crystal Lake on a possible solution by them since parkway trees are a COCL item, maybe they will address the tree rings as well.

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E. 2024 Block Party – CMS did not receive a response from an email or phone message left. Collin Jackson attending the meeting stated their target date was Saturday, September 21, 2024, and was concerned about the timing of the asphalt street replacement being performed by the City of Crystal Lake. More research will be done, and a notice emailed out to all.

New Business

A. 2025 Budget Work Begins – CMS will begin working on this and share suggestions via email to the Board before sending out a draft to all prior to the 10/24/24 meeting, Scott Hartman asked if there were any additional plans for plantings at the Berm. CMS to set up a few dates for Board and Management to meet to review in person so quotes can be obtained, if necessary.

Homeowner Open Forum

None.

Adjournment to Executive Session – 8:06 pm Scott Hartman motioned to adjourn to Executive Session, seconded by Nathan Kakish. All were in favor.

Adjournment from Executive Session – 8:16 pm Scott Hartman motioned to adjourn from Executive Session, seconded by Patrick Bukouricz. All were in favor.

Adjournment of the Homeowner Meeting – 8:17 pm Nick Falco motioned to adjourn, seconded by Scott Hartman. All were in favor.

Next Meeting: Thursday, October 24, 2024 - ZOOM