

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

July 27, 2023 –**APPROVED**

Call to Order: The meeting was called to order at 7:03 pm. Nick Falco/President, Jake Hartman/V.P., Nathan Kakish/Treasurer (absent), and Scott Hartman/Director. Three homeowners were present via ZOOM. Lynda Potas of CMS was also present.

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

Board Member Resignation: Lynda Potas of CMS advised Kelly Davis, who was recently added to the Board of Directors, needed to resign due to her relocation. Nick Falco Motioned to approve the resignation, seconded by Jake Hartman. All in favor.

CMS advised the Board the vacancy can be filled at the next annual election in May 2024 or a homeowner can be appointed to the position by the Board at an open meeting as long as the remaining Board members are unanimous in that appointment.

Approval of Minutes – Minutes from the May 4, 2023, meeting were reviewed. Jake Hartman motioned to approve, seconded by Scott Hartman. All were in favor.

Financial Report/Home Sales Update: Lynda Potas of CMS stated that as of June 30, 2023, the operating account at HSB had a balance of \$10,019.35, the Reserves at HSB \$31,665.67 for a total of \$41,685.02. Reviewing the Profit & Loss Budget vs. Actual report, \$14,200.00 or 51.9% of expected income was collected through June 30, 2023, and \$12,817.47 or 46.85% of expected expenses. Capital Expenditures of \$350.00 was spent from Reserves. CMS noted that \$70 of the collected income was for donations collected for the Block Party. Scott Hartman motioned to approve the financial report, seconded by Nick Falco. 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. Ratify Eddie's Landscaping Mulch \$2,500 6/15/23 – A discussion about amount of mulch took place. Nick Falco motioned to approve, seconded by Jake Hartman. All were in favor.

B. Muskrat Deterrence Update – Homeowner Debbie Skrandzius provided management with current pictures of the area behind her home noting water levels are way down. The additional dirt from a neighboring project installed as well as sod from another has helped to restore this area. Another new hole was recently discovered. 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.

C. 2023 Block Party Update – the flyer was distributed to all residents recently for this event scheduled for 9/23/23 on Crabapple Drive. The \$70 donations collected by the Association will be doubled for a total of \$140 to be distributed to the event leader for use for this event.

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

July 27, 2023 –**APPROVED**

New Business

A. Center Basin Treatment Review – CMS provided this information as a complaint was received regarding the status of this basin. For the 2023 budget a nutrient management procedure was approved vs. bi-weekly chemical treatments to see if there would be a better result. The treatment was applied in the Fall of 2022 and Spring of 2023. Unfortunately, this Spring was met with little or no rain and a great deal of high heat days. With the continued run off of neighboring yards and the various fertilizer products along with the heat, lack of rain and the discontinuation of the bi-weekly treatments, the center basin has a high algae level. A review of the past year's work will be reviewed by the Board of Directors for future planning.

B. Trees on Berm Inspection Results – CMS engaged with Sunrise Tree Service and Davey Tree Experts for a review of the berm pine trees for their recommendations. Both companies agreed that two Austrian Pines need to be removed. Sunrise Tree Service provided a more favorable quote for \$860 vs. \$1,760. Scott Hartman motioned to approve, seconded by Jake Hartman. All were in favor. Both companies provided various application treatments for review. CMS is to obtain additional application information for the Board to review via email.

C. 2024 Budget Process Begins – CMS advised the Board this process will begin this month and a draft will be shared when ready for review.

D. Reserve Investment Opportunities – Scott Hartman requested CMS obtain investment options from HSB for investing approximately \$15,000 for a year or so. Once CMS has this information the Board will review via email and provide direction at that time.

Homeowner Open Forum

A homeowner thanked the Board for their efforts in resolving the muskrat issue in the center basin.

Adjournment of the Homeowner Meeting – 8:00 pm Nick Falco motioned to adjourn to Executive Session, seconded by Jake Hartman. All were in favor.

Executive Session – a review of an architectural/landscape request took place. Jake Hartman motioned to adjourn back to an open meeting at 8:12 pm, seconded by Nick Falco. All were in favor.

Adjournment of the Homeowner Meeting – the Board directed CMS regarding the architectural/landscape request and at 8:13 pm Jake Hartman motioned to adjourn, seconded by Nick Falco. All were in favor.

Next Meeting: Thur., October 26, 2023 - ZOOM