

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

July 29, 2021 –**APPROVED**

Call to Order: The meeting was called to order at 7:03 pm. Scott Hartman - President, Nick Falco – VP, Nathan Kakish – Treasurer, Melissa Warm – Secretary and Jim Hendrickson – Director (absent). Two homeowners present. Lynda Potas and Julie Leffel of CMS were present.

Approval of Agenda – Melissa Warm motioned to approve, seconded by Nathan Kakish. All were in favor.

Approval of Minutes – Minutes from the May 9, 2021, homeowner meeting were reviewed. Melissa Warm motioned to approve the minutes, seconded by Nick Falco. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 6/30/21 the Operating account had a balance of \$8,205.90 and the Reserve account had a balance of \$21,947.10. The income was \$11,805.00 or 49.68% and the expense is \$11,548.79 or 48.61%. Capital Expenditures were \$5,619.25 or 75.78%. The Home Sales report was reviewed.

CMS stated signature cards at the bank needed to be updated since the Annual Election. After a discussion, Melissa Warm motioned the signatories will be Scott Hartman/President, Nick Falco/V.P., Nathan Kakish/Treasurer and Lynda Potas/Manager, seconded by Nathan Kakish. All were in favor. CMS will arrange with the bank and advise when ready for signature.

Melissa Warm motioned to approve the financial report, seconded by Nathan Kakish. All were in favor.

### Old Business:

A. Path Repairs – CMS advised quotes were in process for minor repairs closer to Barlina. One quote from Kaplan Paving received. Once other quotes arrive they will be shared with the Board.

### New Business

A. Center Basin Muskrat Mitigation Proposal – In June, Scott Hartman and Melissa Warm met with a homeowner regarding the muskrat tunnels and erosion happening behind their home. The association's landscaper was also there to review and provide an option to help prevent further damage. After a discussion, this topic was tabled for further review of subdivision plat on property lines, review of association insurance policy coverage and other options from other contractors for consideration.

B. Alterations & Additions Policies/Practices Discussion – Scott Hartman addressed the Board on whether or not current policies/procedures should continue, i.e. homeowners required to obtain approval for like for like improvements. CMS stressed that obtaining prior approval ensures continuity to the community. After further discussion, Melissa Warm motioned to not require approval for like for like improvements. Nathan Kakish-no change to current practices, Nick Falco-no change to current practices, Scott Hartman-yes. Motion does not pass as the vote was 2 to 2.

C. Parkway Tree Trimming – CMS advised the Board of a list of trees submitted to the City of Crystal Lake for their upcoming tree trimming work this Fall.

### Homeowners Open Forum

A homeowner is looking forward to seeing other options on the muskrat issue,  
A homeowner felt a like for like improvement should not require prior approval.

Next Meeting – 2022 Budget approval meeting. Thursday, October 28, 2021

Adjournment to Executive Session – Nick Falco motioned to adjourn at 8:08 pm to Executive Session, seconded by Nathan Kakish. All were in favor.

Adjournment from Executive Session – Nick Falco motioned to adjourn at 8:13 pm from Executive Session, seconded by Nathan Kakish. All were in favor.

Adjournment – Nick Falco motioned to adjourn at 8:14 pm, seconded by Nathan Kakish. All were in favor.