

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

August 1, 2019 – **APPROVED**

Call to Order: The meeting was called to order at 7:01 pm. In attendance were Nathan Kakish - President, Jim Hendrickson – Treasurer, Scott Hartman – V.P. (absent), Nick Falco - Secretary (absent) and Tony Colatorti – Director. One homeowners present. Lynda Potas of CMS was present.

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

Approval of Minutes – Minutes from the May 9, 2019 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Nathan Kakish. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 6/30/19 the Operating account had a balance of \$15,360.92 and the Reserve account had a balance of \$23,626.11. The income was \$20,102.00 or 93.08% and the expense is \$7,355.13 or 32.66%. Capital Expenditures were \$5,619.25 or 79.14%. Jim Hendrickson motioned to approve the financial report, seconded by Nate Kakish. All were in favor.

Signature card update: CMS will work with Jim on scheduling this bank visit to start the process.

Home Sales Update – Lynda Potas reviewed the report.

### Old Business:

Block Party Discussions – CMS reviewed that the 2019 notice that requested interest returned 13-yes and 2-no and 57 non responses. We will try again in 2020.

McGinty – CMS advised the scheduled burn was completed 3/26/19, maintenance completed on 5/7/19 and maintenance 7/31/19.

Lot Appearance Notice – CMS provided the original notice. And discussed sending a 2<sup>nd</sup> notice.

Energy Policy Discussions – CMS provided the details of the attorney's review of this policy. The Board is to review and provide any questions or direction to CMS.

### New Business

Center Detention Area – CMS provided pictures and a quote from McCloud for treating the detention area. Some neighbors have complained of the current status of this area. We do not service this annually and only when requested. Board requested a competitive quote to review via email when available.

Berm Landscape Quote – CMS requested the landscaper provide a quote to remove and replace various shrubs and trees and a quote will be forthcoming to view via email.

No Rent Community Vote Discussion – CMS stated she was approached by a couple of owners requesting the Board consider a vote of the community to ban leases. CMS to put a draft letter/ballot together for consideration of distribution. Also to review Phase I & II policy if any.

Homeowners Open Forum – 1166 AD Haupt asked about the city's work on the bike path, looks incomplete. CMS will review and discuss with the city.

Next Meeting – Thursday, October 17, 2019 – Panera Bread

Adjournment – Jim Hendrickson motioned to adjourn at 8:10 pm to Executive Session, seconded by Nathan Kakish. All were in favor.

Adjournment from Executive Session – After a review of collection items, Nathan Kakish motioned to return to the Board of Director meeting at 8:15 pm. And then adjourn the meeting at 8:15 pm, seconded by Tony Colatorti. All were in favor.