

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

August 3, 2017 – **APPROVED**

Call to Order: The meeting was called to order at 7:03 pm. In attendance were Nathan Kakish, Jim Hendrickson, Scott Hartman, Matt Bolda and Nick Falco. No 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 May 8, 2017 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Matt Bolda. All were in favor

Financial Review – Lynda Potas reviewed the current financial statements. As of 6/30/17 the Operating account had a balance of \$8,534.86 and the Reserve account had a balance of \$26,590.72. The income was \$20,856.47 or 96.56% and the expense is \$14,867.66 or 58.08%. Capital Expenditures were \$4,811.75 or 79.34%. Lynda Potas and Jim Hendrickson will get together to meet at bank to update signature care. Jim Hendrickson motioned to approve the financial report, seconded by Nick Falco. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Landscape/Wetland Update:

Various Tree Removals & Berm Considerations – CMS reviewed some plans and stated we needed to meet in person at the sight to review. CMS to provide dates via email for this meeting.

McGinty Update – CMS reported the June herbicide was completed.

Muskrat Discussions – Board reviewed there is no effective and economical way to permanently remove these critters from our area. Homeowners will have to address on their own if they have any issues with their backyards at the water locations.

Landscape Contractor Quotes – CMS stated she will be going out to bid for this work as the current contract with Black Brick expires at the end of the season. Scott suggested specific language for the proposal. Board requested specs be emailed to them for review prior to sending out to various contractors to bid.

Old Business:

Speed Counter Discussions – Jim Hendrickson and Nick Falco will meet sometime in September to install this near Falco's residence.

2018 Budget Discussions – CMS stated there will not be a discount offered next year as the association cannot afford to do so with the arrearage they are experienced from two homeowners. Additionally, the front entrance berms need attention with landscape improvements as well.

Homeowners Open Forum – Nick Falco talked about the No Outlet sign the city installed recently on Crabapple Dr. north of Autumn Dr. and how much this has reduced the traffic in the area. All discussed the recent storms and how well the common drains performed during the flooding rains.

Next Meeting – Thursday, October 26, 2017.

Adjournment to Executive Session – Matt Bolda motioned to adjourn to Executive Session at 7:40 pm, seconded by Jim Hendrickson to discuss legal issues. All were in favor.

Return to Board of Directors Meeting – Jim Hendrickson motioned, seconded by Nick Falco, to adjourn from Executive Session at 7:56 pm.

Adjournment – Scott Hartman motioned to adjourn at 7:56 pm, seconded by Matt Bolda. All were in favor.