

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

August 18, 2022 –**APPROVED**

**Call to Order:** The meeting was called to order at 7:11 pm. Scott Hartman/President, Nick Flaco/V.P., Nate Kakish/Treasurer, Melissa Warm/Secretary (absent) and Jake Hartman/Director (present or part of the meeting). Two homeowners were present via ZOOM. Lynda Potas and Julie Leffel of CMS were also present.

**Approval of Agenda:** Scott Hartman motioned to approve the agenda as amended, seconded by Nate Kakish. All were in favor.

**Approval of Annual Minutes** – Minutes from the May 5, 2022, meeting were reviewed. Nick Falco motioned to approve the Minutes, seconded by Scott Hartman.

**Financial Report/Home Sales Update:** Lynda Potas of CMS stated that as of July 31, 2022, the operating account at CLBT had a balance of \$7,927.96, the operating account at HSB \$500.00, the Reserves at CLBT \$26,324.02, the Reserves at HSB \$1,500 for a total of \$36,251.98. Reviewing the Profit & Loss Budget vs. Actual report, \$17,480.22 or 63.89% of expecting income was collected through July 31, 2022, and \$13,323.15 or 48.7% of expected expenses. Capital Expenditures of \$2,339 or 46.52% was spent of the expected Reserves. Scott Hartman asked when the CLBT funds would be moved to HSB. CMS advised in September once the August statements show all checks cleared then the CLBT accounts can be officially closed. Nate Kakish 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.

A. **Shed Extension Removal** – Update – Disassembly completed

### **Old Business**

A. **Path Repairs** – Approved with Kaplan Paving on 3/24/22 waiting on schedule. Once know a broadcast email will be sent by CMS. Scott Hartman requested the COCL & CLPD also be informed.

B. **Muskrat Deterrence Update** – Scott Hartman reviewed the plan to armor the embankment on the west side of the center basin by installing steel grates. Water levels are still too high to be able to work in the area.

### **New Business**

A. **Center Basin Access Update** – CMS reviewed there is limited access to center basin and majority of yards are fenced in. Owner at 1046AD Hansen spoke with his neighbor at 1040 AD, which is park of HR 1&2 who has an easement between them and granted McCloud access through this area to treat center basin. Center basin was treated on 8/16/22 and suggested we consider a nutrient management system for future to work on the duckweed and watermeal growth currently not contracted for treatment. Contract is for bacteria treatment only. Additional discussions took place and subject was tabled to next meeting.

B. **Black Brick Berm Quote** – CMS reviewed pictures of the berm north of Autumn Dr and quote obtained from landscaper for trimming up of pines to remove dead branches, removal of dead shrubs and replacement of one burning bush. Scott Hartman motioned to approve, seconded by Nate Kakish. All were in favor.

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C. 2023 Budget Begins – CMS announced they would be putting together a draft budget to review via email & prior to the October meeting where the 2023 budget is scheduled to be approved. Scott Hartman requested the percentage of budget be added to each line item.

### **Homeowner Open Forum**

A homeowner requested of the Board the possibility of a donation for the Harvest Run Block Party planned for 9/17/22. Board commended the homeowner for their initiative and thanked them for organizing as the Board has been trying to work on this then Covid happened. Board asked if HR 1 & 2 were contacted to contribute since block party was for all of Harvest Run. Discussion moved to executive session.

**Adjournment of the Homeowner Meeting** – 8:10 pm Nate Kakish motioned to adjourn to Executive Session, seconded by Nick Falco. All were in favor.

**Next Meeting:** Thur., October 27, 2002 - ZOOM

**Executive Session** – 8:11 pm a review of financial, legal matters and block party. 8:30 pm Scott Hartman motioned to adjourn back to the open meeting, Nate Kakish seconded, All were in favor.

**Homeowner Meeting** – 8:30 pm Scott Hartman motioned to approve up to \$300 for the block party provided we received an estimated detailed budget and confirmation that Harvest Run Phase 1 & 2 will contribute matching funds, seconded by Nate Kakish. All were in favor.

**Adjournment** - 8:31 pm Nate Kakish motioned to adjourn the meeting, seconded by Nick Falco. All were in favor.