

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

October 13, 2016 –**UNAPPROVED**

Call to Order: The meeting was called to order at 7:07 pm. In attendance were Matt Bolda, Nathan Kakish, Nick Falco and Jim Hendrickson. Scott Hartman was absent. No homeowners present. Lynda Potas of CMS was present.

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

Approval of Minutes – Minutes from the June 6, 2016 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Nick Falco. All were in favor. No meeting for 8/4/16 no Board quorum.

Financial Review – Lynda Potas reviewed the current financial statements. Through 9/30/16 the income was \$19,762.84 or 91.5% and the expense is \$11,270.56 or 44.03%. The Operating account had a balance of \$12,716.92 and the Reserve account had a balance of \$18,375.69. 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:

McGinty Update – CMS reported that herbiciding was performed and a fall mow to the Huntley area should be done. Board asked CMS to ask McGinty if they can eradicate the Sandbar Willows in this area.

McCloud Aquatics – CMS reviewed that McCloud had challenges in treating the Huntley and center pond this season. A quote was received for 2017 and the direction was to source another pond contractor.

New Business:

Speed Counter Request Discussions – CMS stated that Scott Hartman spoke with the City of Crystal Lake about a speed counter for Autumn Dr near the curve. Board wants CMS to ask City if we can install our own counter as a Board member has access to one of these.

The Care of Trees – CMS provided a quote for the removal of three Austrian Pines and the treatment of pine scale for the Board. Matt Bolda states he can obtain a better tree removal price through Black Brick Landscape and will pursue that. Matt Bolda motioned to approve with Black Brick Landscaping if their quote comes in below \$800, seconded by Nick Falco. All were in favor. Jim Hendrickson motioned to approve The Care of Trees quote for pine scale application for \$120, seconded by Nate Kakish. All were in favor.

Tree Maintenance & Application Review – CMS reviewed the pricing differences between PlanIt and The Care of Trees and felt there were some real cost savings with The Care of Trees. CMS will pursue an application plan for the trees on the berm for 2017.

2017 Budget Review & Approval – CMS provided a proposed budget keeping the assessments the same at \$330 annually. McGinty provided their wetland maintenance quote for 2017 at \$5,115 to include a fall mowing of the Huntley pond & corner area. Jim Hendrickson motioned to approve, seconded by Nate Kakish. All were in favor. CMS property management contract submitted for another year no increases. Matt Bold motioned to approve with the amendment of a two-year contract, seconded by Nick Falco. All were in favor. Discussions regarding extending another \$30 annual credit would be provided to the homeowners. Nick Falco motioned to extend a \$30 credit only to homeowners who are current on their assessments who pay their annual assessment of \$300 in full by 3/17/17. Those wishing to partake in the semi-annual invoicing will pay full the amount of \$165 semi-annually, seconded by Matt Bolda. All were in favor. Nick Falco motioned to approve the 2017 budget, seconded by Matt Bolda. All were in favor.

Homeowners Open Forum – None.

Next Meeting – 2017 dates TBD.

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Adjournment – Matt Bolda motioned to adjourn to Executive Session at 8:01 pm, seconded by Nick Falco. All were in favor.

Return to Board of Directors Meeting – Nick Falco motioned to return from Executive Session at 8:17 pm and direct CMS to send out 30-day payment plan letters to two homeowners and statements to seven homeowners reflecting legal collections if payment not received within 30 days, seconded by Jim Hendrickson. All were in favor.

Adjournment – Nick Falco motioned to adjourn at 8:18 pm, seconded by Jim Hendrickson. All were in favor.