

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

October 25, 2018 – **UNAPPROVED**

Call to Order: The meeting was called to order at 7:06 pm. In attendance were Nathan Kakish - President, Jim Hendrickson – Treasurer (absent), Scott Hartman – V.P., Matt Boldt - Secretary (absent) and Nick Falco – Director. No homeowners present. Lynda Potas of CMS was present.

Approval of Agenda – To new business Rules & Regulations, Alterations & Additions and Black Brick 2019 Quote was added. Nick Falco motioned to approve the Agenda as amended, seconded by Nathan Kakish. All were in favor.

Approval of Minutes – Minutes from the May 10, 2018 homeowner meeting were reviewed. Scott Hartman motioned to approve the Minutes, seconded by Nathan Kakish. All were in favor

Financial Review – Lynda Potas reviewed the current financial statements. As of 9/30/18 the Operating account had a balance of \$8,356.41 and the Reserve account had a balance of \$26,635.98. The income was \$21,830.91 or 101.07% and the expense is \$13,117.23 or 55.21%. Capital Expenditures were \$4,405.00 or 41.85%. Nick Falco motioned to approve the financial report, seconded by Scott Hartman. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Old Business:

Block Party Discussions – CMS reviewed that the 2018 plan did not take off due to conflict of date issues. Board agreed to discuss earlier next year.

Storm Sewer Quotes (center retaining to Huntley Pond) – CMS provided two quotes, one from H.R. Stewart (\$2,200) and the other from Euro Plumbing (\$775) for the video inspection of approximate 200' of line using a hydro-jetter. Nick Falco motioned to approve Euro Plumbing's quote, seconded by Scott Hartman. All were in favor. CMS to report if this still can be completed in 2018 and report back to Board.

New Business

McGinty 2019 Quote – CMS provided the contract for next season for \$7,665.00 with a new item of \$1,750 added for broadcast seeding of moist meadow seed mis to east pond area. Nick motioned to approve the contract and take advantage of the early pay 5% discount without this added item pending a CMS discussion with McGinty on why they felt it was necessary. Scott Hartman seconded. All were in favor.

CMS 2019 2020 Quote – CMS provide their contract for two years of management with no changes to costs. Nick Falco motioned to review and approve via an email vote with decision by 11/2/18, seconded by Scott Hartman. All were in favor.

2019 Budget Discussions – CMS provided a draft budget noting an estimated \$923.64 in surplus from 2018 so the \$30 credit will be again offered to homeowners if they pay the 2019 assessment by 3/15/19. Scott Hartman motioned to approved, seconded by Nathan Kakish. All were in favor.

Rules & Regulations – CMS reviewed that several homes within the community needed trim painting, siding power washing, weeding, etc. and how this neglect can have adverse effects on the community with property values and home sales. Board agreed to review a draft letter to address homeowners in a general capacity on this issue.

Alterations & Additions – The Board discussed the various items the association reviews with homeowners for consistency within the community.

Black Brick 2019 Quote – CMS advised there was no price increase and did not have that document for the meeting. Nick Falco motioned to approve via email, seconded by Nathan Kakish. All were in favor.

Homeowners Open Forum – None.

Next Meeting – 2019 Dates TBD

Adjournment – Nick Falco motioned to adjourn at 8:15 pm to Executive Session, seconded by Scott Hartman. All were in favor.

Adjournment from Executive Session – Nathan Kakish motioned to return to the Board of Director meeting at 8:20 pm after a review of legal items.

Adjournment – Nick Falco motioned to adjourn at 8:20 pm, seconded by Scott Hartman. All were in favor.