

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes - ZOOM

October 28, 2021 –**APPROVED**

Call to Order: The meeting was called to order at 7:03 pm. Scott Hartman - President, Nick Falco – VP, Nathan Kakish – Treasurer, Melissa Warm – Secretary and Jim Hendrickson – Director. Three homeowners present. Lynda Potas of CMS were present.

Approval of Agenda – CMS added to New Business the McCloud and McGinty 2022 quotes. Nathan Kakish motioned to approve as amended, seconded by Jim Hendrickson. All were in favor.

Approval of Minutes – Minutes from the July 29, 2021 homeowner meeting were reviewed. Scott Hartman requested a correction to News Business B where voting was 2 to 2. 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 9/30/21 the Operating account had a balance of \$14,066.69 and the Reserve account had a balance of \$21,947.65. The income was \$23,210.00 or 97.69% and the expense is \$15,278.26 or 64.3%. Capital Expenditures were \$5,619.25 or 75.78%.

The Home Sales report was reviewed.

CMS stated signature cards for the bank were not yet turned in by Scott Hartman since the last meeting. Scott Hartman stated he will talk to banker about required information. Tabled to next meeting.

Scott Hartman motioned to approve the financial report, seconded by Nathan Kakish. All were in favor.

Old Business:

A. Center Basin Muskrat Mitigation Proposal CMS provide two quotes for shoreline repairs due to muskrat damage. Both are not cost effective for consideration. After a thorough discussion, CMS to readdress McCloud Aquatics regarding a solid fence idea for quoting, similar to what some golf courses may have had done in the area. Tabled.

B. Parkway Tree Trimming – CMS advised the Board of a list of trees submitted to the City of Crystal Lake for their upcoming tree trimming work this Fall.

New Business

A. Path Repairs – CMS obtained two quotes for various asphalt repairs and seal coating for 2022 considerations and budgeting purposes. Work will be determined next spring. Tabled.

B. Landscape Quotes – CMS provided three quotes for consideration. Current provider came in with same price of \$707/month. Eddie's Landscape was \$1,842.86/month and Ringer's Landscaping at \$2,014.29/month. CMS directed to provide landscape specifications and map to Board for their review and possible new contractor quote to review. Tabled.

C. McCloud Aquatics 2022 East Pond Quote – CMS provided a quote for review. Nick Falco delayed this review until after the 2022 Budget review.

D. McGinty 2022 Proposal - CMS provided a quote for review. Nick Falco delayed this review until after the 2022 Budget review.

E. 2022 Suggested Budget – After a thorough discussion, wetland expenses were moved from the Reserve section to the Operating section as this was an annual event and properly represented in the operating budget side. Board directed CMS to have discussions with McCloud and McGinty regarding services for 2022 and report back to the Board. Jim Hendrickson motioned to approve the budget noting a \$50 increase to the annual assessment from \$330 to \$380, seconded by Nathan Kakish. All were in favor. Jim Hendrickson added there has not been an increase to assessments since 2008.

Homeowners Open Forum - None

Next Meeting – TBD

Adjournment to Executive Session – Nick Falco motioned to adjourn at 9:01 pm to Executive Session, seconded by Nathan Kakish. All were in favor.

Adjournment from Executive Session – After a review of legal items, Jim Hendrickson motioned to adjourn at 9:12 pm from Executive Session, seconded by Nathan Kakish. All were in favor.

Adjournment – CMS directed to address homeowners in arrears with a 12/1/21 due date or legal collections will commence. Jim Hendrickson motioned to adjourn at 9:14 pm, seconded by Nathan Kakish. All were in favor.