

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

November 30, 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 August 3, 2017 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Scott Hartman. All were in favor

Financial Review – Lynda Potas reviewed the current financial statements. As of 10/31/17 the Operating account had a balance of \$5,243.58 and the Reserve account had a balance of \$26,599.68. The income was \$23,200.22 or 107.41% and the expense is \$20,619.94 or 80.55%. Capital Expenditures were \$4,811.75 or 79.34%. Lynda Potas and Jim Hendrickson will get together to meet at bank to update signature card. Matt, Jim, Nick, Nate & Lynda on new card. Jim Hendrickson motioned to approve the financial report, seconded by Nate Kakish. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

Landscape/Wetland Update:

McGinty Update – CMS reported the 2017 work was completed.

Old Business:

Speed Counter Discussions – Jim Hendrickson stated this will be reviewed again for a need in spring or summer.

New Business:

Landscape Contractors – CMS provided three bids. Eddie's Landscape at \$1,257/month, Webster Property Maintenance at \$700/month and Black Brick Landscaping at \$743/month. Board directed Black Brick to meeting their 2017 price of \$707/month and they would approve the one-year contract otherwise Webster would be signed. Motioned by Scott Hartman, seconded by Jim Hendrickson. All were in favor.

McGinty Quote – CMS reviewed the normal center and Huntley maintenance as well as for the sandbar willow buffer located on the north end of the property. Scott stated he spoke with homeowners in this area and all agreed the price was too high for this and they would just continue to mow as they encroach their lots. Regular reserve expense maintenance of \$1,950 for center and \$1,950 for Huntley area. Jim Hendrickson motioned to approve, seconded by Scott Hartman. All were in favor.

McCloud Quote – CMS review the normal Huntly pond maintenance with an increase of \$60 covering 2018 & 2019. Scott & Lynda discussed reviewing the shoreline repairs due to their access point as well as reviewing other entry locations. Jim Hendrickson motioned to approve and to pay in full prior to 3/31/18 for a 5% discount, seconded by Nate Kakish. All were in favor.

2018 Budget Discussions – CMS provided a draft budget and recommended not offering a discount offered next year as the association due to the arrearage from two homeowners more than \$3,000. Board reviewed financial and since there will be a carry over of operating funds from 2017 to 2018 to nearly match this amount the discount would again be offered if semi-annual assessment is paid in full by 3/15/18. Nick Falco motioned to approve the 2018 budget with discount offered, seconded by Jim Hendrickson. All were in favor.

Homeowners Open Forum – The Board discussed possibly organizing a block party in 2018 and requesting volunteers in the next newsletter.

Next Meeting – 2018 Meeting Dates TBD.

Adjournment – Jim Hendrickson motioned to adjourn at 8:24 pm, seconded by Scott Hartman. All were in favor.