

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

November 30, 2023 –**APPROVED**

Call to Order: The meeting was called to order at 7:08 pm. Nick Falco/President, Jake Hartman/V.P., Nathan Kakish/Treasurer, and Scott Hartman/Director. Three homeowners were present via ZOOM. Lynda Potas of CMS was also present.

Approval of Agenda: Jake Hartman motioned to approve the agenda, seconded by Nick Falco. All were in favor.

Approval of Minutes – Minutes from the July 27, 2023, meeting were reviewed. Jake Hartman motioned to approve, seconded by Nick Falco. All were in favor.

Financial Report/Home Sales Update: Lynda Potas of CMS stated that as of October 31, 2023, the operating account at HSB had a balance of \$11,289.77, the Reserves at HSB \$20,451.90 and a Reserve CD that matures 7/1/24 for \$15,000, for a total of \$46,741.67. Reviewing the Profit & Loss Budget vs. Actual report, \$28,180 or 103.00% of expected income was collected through October 31, 2023, and \$24,577.05 or 89.83% of expected expenses. Capital Expenditures of \$350.00 was spent from Reserves. CMS noted that \$70 of the collected income was for donations collected for the Block Party. Scott Hartman motioned to approve the financial report, seconded by Jake Hartman. All were in favor.

Home Sales Report – CMS provided a report for review.

Architectural & Additions Approvals – CMS provided a report for review.

Old Business

A. **Muskrat Deterrence Update** – Galvanized mesh wire is to be purchased in the near future by the association and installed by volunteers to deter any more muskrat holes. Water levels must be very low for this installation. Debbie Skrandzius stated two holes discovered in her backyard lawn. A Board member is going to loan a trail camera to her to help identify what critter created the holes in the yard.

B. **Sunrise Tree Care – Berm Austrian Pine Removal Update** – Completed 11/6/23.

C. **2023 Block Party** – some homeowners commented it seemed to be attended well and enjoyed.

New Business

A. **Property Development at Bard/Huntley/Crabapple** – Several Board members commented on the various City of Crystal Lake meetings that took place regarding this potential new development. The project will be moving forward, however, there is still a final plat to be approved. HRP3 concerns were stormwater issues, construction traffic, density of the project, overall impact on HRP3 and surrounding communities.

B. **Black Brick Burning Bush Quote** – CMS provided a quote to fill in this burning bush section on the north berm. Jake Hartman stated he would like to see a few trees planted in this bed to help shield the home area from Huntley Rd, similar to the rest of the berm area. After a discussion this quote was tabled. The homeowners will be asked of their opinion of the area for addressing in Spring 2024.

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C. Black Brick 2024 Landscaping Quote – CMS noted the contract renewal shows an \$80 increase to the season. Nick Falco motioned to approve, seconded by Scott Hartman. All were in favor.

D. McGinty 2024 Wetland Quote – CMS provided a quote addressing both the Huntley (East) pond and the center basin area. After a review and discussion Scott Hartman motioned to approve the quote for the Huntley (east) pond only, seconded by Jake Hartman. All were in favor.

E. Davey Tree Expert Co. Berm Quote – CMS provided a comprehensive quote for not only treatment applications but pruning, removal and replanting quotes. After a discussion it was agreed that members of the Board would meet on site with the contractor to identify work needed for 2024 and 2025. CMS to make this meeting as weather permits March/April.

F. 2024 Budget Review & Approval – After a review Nick Falco motioned to approve the 2024 Budget noting no increase to the \$380 annual assessment billed semi-annually, seconded by Scott Hartman. All were in favor.

Homeowner Open Forum

A homeowner thanked the Board for their efforts in resolving the muskrat issue in the center basin.

A homeowner requested follow up to a fence complaint sent via email. CMS stated this was an Executive Session item and directions will be provided by the Board at that time. CMS will then communicate that direction via email to the homeowner.

Adjournment of the Homeowner Meeting – 8:09 pm Scott Hartman motioned to adjourn to Executive Session, seconded by Nathan Kakish. All were in favor.

Executive Session – an interview took place with a homeowner interested in serving on the Board of Directors. A review of an architectural/landscape request took place. A review of an assessment balance took place. Nick Falco motioned to adjourn back to an open meeting at 8:37 pm, seconded by Scott Hartman. All were in favor.

Adjournment of the Homeowner Meeting – Nick Falco motioned to appoint Pat Bukouricz to the Board of Directors in a Director position, seconded by Jake Hartman. All were in favor. The Board directed CMS regarding the architectural/landscape request and response. Jake Hartman motioned to adjourn, seconded by Scott Hartman. All were in favor.

Next Meeting: 2024 Dates TBD - ZOOM