

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

December 14, 2020 –UNAPPROVED

Call to Order: The meeting was called to order at 7:08 pm. In attendance were Nathan Kakish - President, Jim Hendrickson – Treasurer, Scott Hartman – V.P., Nick Falco - Secretary and Tony Colatorti – Director. One 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 November 18, 2019 homeowner meeting were reviewed. Jim Hendrickson motioned to approve the Minutes, seconded by Nick Falco. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of 11/30/20 the Operating account had a balance of \$7,915.69 and the Reserve account had a balance of \$27,049.96. The income was \$22,265 or 103.08% and the expense is \$17,296.74 or 73.35%. Capital Expenditures were \$4,190.00 or 104.75%. Jim Hendrickson motioned to approve the financial report, seconded by Tony Colatorti. All were in favor.

Home Sales Update – Lynda Potas reviewed the report.

### Old Business:

- A. McGinty –2020 season completed.
- B. McCloud – 2020 season completed.
- C. Hollinger Services Insurance renewal from \$900 to \$934 ratify from 2/27/2020 – Scott Hartman motioned to approve, seconded by Jim Hendrickson. All were in favor.

### New Business

- A. CMS Property Management Contract - CMS provided a two-year proposal noting no increase. After a discussion of some minor verbiage changes, Jim Hendrickson motioned to approve pending the amended contract review, seconded by Nick Falco. All were in favor.
- B. Black Brick Landscape Contract – CMS provided the 2021 quote noting no increase of the \$707/month rate. Scott Hartman motioned to approve, seconded by Nick Falco. All were in favor.
- C. McGinty 2021 Proposal – CMS provided a proposal with 5% early pay discount. Tony Colatorti motioned to approve, seconded by Jim Hendrickson. All were in favor.
- D. Reserve Study Quote – CMS obtained one quote that seemed over priced and will obtain an additional quote for comparison and review at a later date.
- E. 2021 Budget Review & Approval – CMS provided a budget noting no increase to assessments and the removal of the \$30 homeowner credit due to bad debt. Jim Hendrickson motioned to approve, seconded by Tony Colatorti. All in favor.

Homeowners Open Forum – Scott Hartman requested the bike path pot holes be filled temporarily for winter with gravel or similar until we can get hot crack fill applied in spring/summer.

Next Meeting – 2021 Dates TBD

Adjournment – Jim Hendrickson motioned to adjourn at 7:35 pm to Executive Session, seconded by Scott Hartman. All were in favor.

Adjournment from Executive Session – After a review of legal item, Scott Hartman motioned to return to the Board of Director meeting at 7:40 pm, seconded by Tony Colatorti. All were in favor.

Adjournment – Tony Colatorti motioned to adjourn at 7:41 pm, seconded by Nick Falco. All were in favor.