

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

October 29, 2013 –**APPROVED**

Call to Order: The homeowner meeting was called to order at 7:00 pm. In attendance were Patrick O'Brien, Nate Kakish and Nick Falco. Matt Bolda and Jim Hendrickson were absent. One homeowner was present. Welcome to Harvest Run Scott Hartman (1109AD).

Approval of Agenda – Nick Falco motioned to approve the Agenda, seconded by Nate Kakish. All were in favor.

Approval of Minutes – Minutes from the August 27, 2013 homeowner meeting were reviewed. Nate Kakish motioned to approve the Minutes, seconded by Nick Falco. All were in favor.

Financial Review – Lynda Potas reviewed the current financial statements. As of activity through 10/29/13 the Operating account had a balance of \$11,002.05 and the Reserve account had a balance of \$9,425.61. Through October 29, 2013 we are at 102.36% of the annual income and 67.49% of the annual expense. Lynda Potas stated the Reserve contribution amount of \$6,480 will be transferred from Operating to Reserve in December. Nick Falco motioned to approve the financial report, seconded by Nate Kakish. All were in favor.

Legal/Home Sales Update – Lynda Potas reviewed the one homeowner on the legal report.

Landscape/Wetland Update:

Pichardo Landscaping – Lynda advised we will be entering the third year of our three year contract.

Aquatic Weed Control – McCloud provided their 2014 proposals to treat the Huntley pond every 2-3 weeks during the season \$1,164 and the Center pond as needed and not to exceed \$780. Nate Kakish motioned to approve the McCloud proposals, seconded by Nick Falco. All were in favor.

McGinty Wetland Discussions – McGinty provided their 2014 proposal burn, over seed and mow the Crabapple wetland area for \$2,275 and herbicide the center wetland area for \$750. Nick Falco motioned to approve the McGinty proposal, seconded by Nate Kakish. All were in favor.

2014 Budget Discussions – CMS provided the proposed 2014 budget reflecting no increase. Nick Falco motioned to approve the 2014 proposed budget, seconded by Nate Kakish. All were in favor.

Homeowners Open Forum – Scott Hartman asked if his home was in arrears when he purchased it. CMS responded she would check the database and advise him with a statement.

Next Meeting – 2014 Dates to be Determined

Adjournment – Nick Falco motioned to adjourn at 8:00 pm, seconded by Nate Kakish. All were in favor.