

Harvest Run Phase 3 Homeowner's Association Homeowner Meeting Minutes

May 13, 2014 –**APPROVED**

Call to Order: The Election was called to order at 7:22 pm. In attendance were Matt Bolda, Patrick O'Brien, Jim Hendrickson and Nick Falco. Nate Kakish was absent. No homeowners were present.

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

Approval of Minutes – Minutes from the October 29, 2013 homeowner meeting were reviewed. Patrick O'Brien motioned to approve the Minutes, seconded by Nick Falco. All were in favor. There were no minutes from the March 2014 meeting as there was no quorum of the Board.

Financial Review – Lynda Potas reviewed the current financial statements. As of activity through 05/14/14 the Operating account had a balance of \$6,562.43 and the Reserve account had a balance of \$14,387.52. Through 05/14/14 we are at \$11,880.23 or 50% of the annual income and \$7,345.07 or 30.91% of the annual expense. Nick Falco motioned to approve the financial report, seconded by Patrick O'Brien. All were in favor.

Legal/Home Sales Update – Lynda Potas reviewed the reports.

Landscape/Wetland Update:

Pichardo Landscaping – A four year bid was submitted to the Board for review noting no increase for two years and an increase from \$600 to \$671 in 2016 and to \$707 in 2017. Matt Bold motioned to approve, seconded by Patrick O'Brien. All were in favor.

Mulch – CMS stated we were due for mulch and had a budget of \$2,081. Pichardo Landscaping would be contacted for pricing and application.

Aquatic Weed Control – CMS reported that treatments began on 4/29/14 and the Huntley pond and Center ponds would be reviewed every other week with a door hanger delivered for each visit to CMS.

McGinty– The burn of the Huntley wetland areas and over seeding of same was completed in April.

Homeowners Open Forum – No homeowners present.

Next Meeting – Tuesday, August 12th but may need to change to August 25th

Adjournment – Patrick O'Brien motioned to adjourn at 7:51 pm, seconded by Matt Bolda. All were in favor.