

## Harvest Run Phase 3

HOA Meeting Draft Notes- March 24, 2022 (Approved)

**CALL TO ORDER:** The meeting was called to order at 7:00 PM by Scott Hartman.

**ROLL CALL:** Scott Hartman- President, Nick Falco- Vice President, Nathan Kakish- Treasurer (absent), Melissa Warm- Secretary, Jim Hendrickson- Director. Lynda Potas and Julie Leffel of CMS were present.

**APPROVAL OF AGENDA:** Melissa Warm motioned to approve as amended, seconded by Jim Hendrickson. All were in favor.

**APPROVAL OF MINUTES:** Minutes from the December 27, 2021 meeting, homeowner meeting were reviewed. Jim Hendrickson motioned to approve the minutes, seconded by Melissa Warm. All were in favor.

**FINANCIAL REPORT/HOME SALES UPDATE:** Lynda Potas reviewed the current financial statements. Scott Hartman motioned to approve the minutes, seconded by Jim Hendrickson. All were in favor.

**OLD BUSINESS:**

A. Parkway Tree Trimming – COCL Completed

B. Muskrat Deterrence/Mitigation- Scott Hartman said another idea is to place wire dug in by 2 feet. \$150 a roll. About 200 feet are currently being affected. This could come out of capital. Nick said it is worth looking into. Are there liability issues for volunteering our services? Lynda will talk to insurance. A homeowner also asked about his deteriorating common area behind backyard- can homeowners take on the expense? We will take a look at the bylaws pertaining to protecting their property. Additional information is needed.

**NEW BUSINESS:**

A. Path Repairs Quotes for 2022- Lynda “Kaplan had the same quotes as last year for the 3 options. \$2400 for patching, \$1200 for infra Red Repairs good for not plowing, and for cold patching \$350 for 1 hole (needs to be done at the same time as seal coating).

Recommended sealcoating- \$1,078

Hastings offered a second quote for HotMix Asphalt- \$5785.00 for repairs.

The board agreed to go with Kaplan for the repairs and seal coating. Scott will complete the “6x6” to cold patch the hole himself except for the reimbursement of producers. \$4678 would be the new total for Kaplan. Jim Hendrickson motioned to approve, seconded by Melissa Warm. All were in favor.

B. Landscape Quotes: CMS provided quotes to review. Jim Hendrickson motioned to approve Black Brick Landscape, seconded by Nick Falco. All were in favor.

Lynda will get quotes for mulch.

C. McCloud Aquatics 2022 East Pond – Ratify \$1,281.29 12/27/21. Jim Hendrickson motioned to approve, seconded by Nick Falco. All were in favor.

D. McGinty 2022 Proposal – Ratify \$1,995 12/27/21. Nick Falco motioned to approve, seconded by Jim Hendrickson. All were in favor.

E. Rules & Regulations Board Discussion- Scott Hartman brought forth complaints from a homeowner:

- political signs- are allowed
- large Com-Ed truck parked in the driveway- City has codes/ordinances for trucks. The homeowner will email the codes to the board to review and defer to the city. Currently, the bylaws do not define “truck”
- Shed has an overhang added on. Board approved the shed but did not approve the add-on. Scott Hartman recommended having the homeowner find out if there was a building permit. Scott Hartman delayed this until further review.
- Storage- bylaws don’t specify
- Who looks for violations- We don’t actively police the neighborhood.
- Air-conditioned window units- it is fair game for anything unless it is mentioned in the bylaws.
- Exterior painting vinyl- stay with harmonious colors (i.e. white, beige, light taupe, taupe, etc). The homeowner will complete paperwork and send in paint colors

I. HOMEOWNER OPEN FORUM:

- Homeowner asked about block party- monkey survey for homeowners prior to the meeting. Then add to May agenda.
- Front patio repairs

II. NEXT MEETING: Thursday, May 5, 2022, Annual Election/Homeowner Meeting

III. ADJOURNMENT TO EXECUTIVE SESSION: Jim Hendrickson motioned to adjourn at 8:20 PM to Executive Session, seconded by Nick Falco. All were in favor.

IV. ADJOURNMENT FROM EXECUTIVE SESSION: After a review of legal matter, Jim Hendrickson motioned to adjourn at 9:03 PM from Executive Session, seconded by Melissa Warm. All were in favor.

V. ADJOURNMENT:

Lynda will ask the homeowner to resubmit for shed. Jim Hendrickson motioned to adjourn at 9:04 PM from Executive Session, seconded by Melissa Warm.