

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 29, 2008**

CALL TO ORDER:

The meeting was called to order at 6:35 PM. Board members present were Tom Allen, Andrew Jacobsen, Warren Carter, Mike Gleason, Jeff Gura, Keith Schoepke. Navin Pate was not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

FINANCIAL REPORT:

Janice gave a summary of the financial statements as of August 31, 2008.

ASSOCIATION BUSINESS:

Landscape Maintenance Contract - Janice presented three bids for the landscape maintenance. Upon a motion duly made by Andrew, and seconded by Keith, all Board Members approved the proposal from SK Lawn Service.

Website - A discussion took place regarding the Website. All Board Members agreed that it would be beneficial to have the Website up and running again. The Board Members will check into various hosting companies, and Janice will add a budget line for the expense in 2009.

NEW BUSINESS:

ELECTION OF OFFICERS

Confirmation of Quorum - Janice confirmed that we had the required 5% quorum. There were a total of 14 people represented, in person or by proxy.

Approval of Minutes - Upon a motion duly made by Tom and seconded by Mike, the minutes from the September 2007 Annual Meeting were approved as presented.

Introduction of Candidates - Janice explained to the Homeowners that three (3) Board Member positions were expiring this year (Mike, Warren and Keith). Of the three Members, all three decided to run again for another term.

We also have two Homeowners who submitted Candidate forms – Peter Loschuk and Kevin O'Donnell.

Nominations From the Floor - There were no nominations from the floor.

Voting Procedures: - The ballots were collected and the three Candidates receiving the highest amount of votes were Mike, Warren and Kevin. The Board thanked Keith for all his hard work this past two years, and welcomed Kevin to the Board.

2009 BUDGET - The Board reviewed the budget and agreed that we should add funding for the Website expense. Janice will deduct funds from the Wetland Reserve contribution and use them for the Website. Upon a motion made by Andrew and seconded by Tom, the Board approved the changes for a zero increase to the 2009 assessments.

ADJOURNMENT:

Upon a motion duly made and seconded, the meeting was adjourned at 7:20 PM.

Respectively Submitted,
Janice Reinhardt
Property Manager