

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 21, 2009**

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, and Navin Patel. Kevin O'Donnel was not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

FINANCIAL REPORT:

Janice gave a summary of the financial statements as of August 31, 2009. Upon a motion duly made by Tom and seconded by Andrew, the Board approved the financials as presented.

ASSOCIATION BUSINESS:

Landscape Maintenance Contract - The contract with SK Lawn Service expires on October 31st. SK submitted a new proposal for a two year contract at a cost of \$860.00 per month. This increase will also be held for the second year of the contract. Upon a motion duly made by Tom and seconded by Warren, the Board approved renewing the contract with SK Lawn Service for two years.

The Board also directed Janice to get mulch bids for next Spring.

Tom will contact the Beedy Boys and have them mow the perimeter of the wetlands.

Website - Warren gave an update on the current status of the Website, and submitted information from At Home Net. At Home Net will design the program for the website and periodically update the information, as needed, for a cost of approximately \$1000.00. However, for about \$300.00, Warren would be able design the website himself.

Upon a motion duly made by Andrew and seconded by Navin, the Board approved having Warren design the site. Janice will email Warren the Declaration, ByLaws, Rules, Architectural Forms and financials, for Warren to add to the site. Janice will also give Warren information about other Association websites that he could use as examples.

Neighborhood Watch Program - Tom met with the Crystal Lake Police Dept. and received information regarding neighborhood watch programs. Tom discussed what was involved in hosting the program and how many volunteers would be needed to maintain the program within the neighborhood. Tom will schedule a meeting with the homeowners and the Police Dept. to discuss the program in detail. The Board directed Janice to ask Harvest Run Phase 3 if they would also be interested in pursuing this program.

NEW BUSINESS:

ELECTION OF OFFICERS

Confirmation of Quorum - Janice confirmed that we had the required 5% quorum. There were a total of 9 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 2008 Annual Meeting were approved as presented.

Introduction of Candidates – Of the four (4) Board Member positions that were expiring this year, all four Members expressed their interest in running again for another term. No Candidate forms were received from other Homeowners.

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

Voting Procedures: - By means of acclamation, Tom, Jeff, Andrew and Navin were voted back on the Board to serve another two year term.

2010 BUDGET - Upon a motion duly made by Andrew and seconded by Jeff, the Board approved the 2010 budget with a zero increase to the assessments.

ADJOURNMENT:

Upon a motion duly made and seconded, the meeting was adjourned at 7:45 PM.

Respectively Submitted,
Janice Reinhardt
Property Manager