

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 27, 2010**

CALL TO ORDER:

The meeting was called to order at 6:30 PM. Board members present were Warren Carter, Mike Gleason and Kevin O'Donnell. Andrew Jacobsen was present via a phone conference call. Tom Allen, Jeff Gura, and Navin Patel were not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

FINANCIAL REPORT:

Janice gave a summary of the financial statements as of June 30, 2010. Upon a motion duly made by Warren and seconded by Mike, the Board approved the financials as presented.

ASSOCIATION BUSINESS:

Bike Path Sealcoating - Upon a motion duly made by Mike and seconded by Kevin, the Board ratified their verbal approval to accept the proposal from Petersen Sealcoating to sealcoat the bike path in 2011 for \$1619.00.

2011 Budget - Upon a motion duly made by Andrew and seconded by Mike, the Board adopted the 2011 budget with a zero increase to the assessments.

Wetlands - Janice stated that the Biedy Boys were not able to continue mowing the perimeter of the Wetlands due to the damage sustained to their tractor pull. A quote was received from SK Lawn Service for over \$3000.00 to hand weed wack the perimeter. Janice will obtain additional bids and submit them to the Board for their review. We have over \$8,000.00 in the Wetland Reserve Fund that could be used to fund this expense.

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 Mike and seconded by Warren, the minutes from the September 2009 Annual Meeting were approved as presented.

Introduction of Candidates - Of the three (3) Board Member positions that were expiring this year, all three 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, Warren, Mike and Kevin were voted back on the Board to serve another two year term.

ADJOURNMENT:

Upon a motion duly made and seconded, the meeting was adjourned at 6:45 PM.

Respectively Submitted,
Janice Reinhardt, Property Manager