

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 26, 2011**

CALL TO ORDER:

The meeting was called to order at 6:37 PM. Board members present were Tom Allen, Warren Carter and Navin Patel. Mike Gleason, Kevin O'Donnell, Andrew Jacobsen and Jeff Gura were not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

FINANCIAL REPORT:

Janice gave a summary of the financial statements as of June 30, 2011. Upon a motion duly made by Warren and seconded by Tom, the Board approved the financials as presented.

ASSOCIATION BUSINESS:

Landscape Maintenance Contract - Upon a motion duly made by Tom, and seconded by Navin, the Board ratified their verbal approval to renew the contract with SK Lawn for two years, at the current cost of \$6020.00 per season.

Website Update - Warren was currently checking into both At Home Net and 1-and- 1 for possible new Websites. At Home Net charges \$700.00 per year. 1-and- 1 charges only \$10-\$20 per month. Warren will continue to explore 1-and-1, which carries the basic program and will allow him to include all the Association's documents and contact information on the website.

Wetland Maintenance - Upon a motion duly made by Tom, and seconded by Warren, the Board ratified their verbal approval to have SK Lawn hand weedwack the perimeter of the Wetlands, for a cost of \$2600.00.

Management Contract - The contract with NWP expires on February 1, 2012. Bob Bergland proposed a new three year contract at \$675.00 per month, and will hold the cost for all three years. Upon a motion duly made by Tom, and seconded by Navin, the Board approved the contract renewal with NWP.

2012 Proposed Budget - Since all the Board Members were not in attendance at the meeting, the 2012 proposed budget will be emailed to them for their review.

NEW BUSINESS:

ELECTION OF OFFICERS

Confirmation of Quorum - Janice confirmed that we had the required 5% quorum. There were a total of 17 people represented, in person or by proxy.

Approval of Minutes - Upon a motion duly made by Tom and seconded by Warren, the minutes from the September 2010 Annual Meeting were approved as presented.

Introduction of Candidates - Of the four (4) Board Member positions that were expiring this year, both Tom and Navin expressed their interest in running again for another term. Both Andrew and Jeff decided not to run again. No Candidate forms were received from other Homeowners.

Nominations From the Floor – The following Homeowners nominated themselves as Candidates:

Dan DeCoster, Lee Ellis and Mike Colosimo.

Voting Procedures: - Ballots were distributed to all Homeowners in attendance. The four Candidates with the highest number of votes were:

Tom Allen, Navin Patel, Dan DeCoster and Lee Ellis

HOMEOWNER FORUM:

A discussion took place regarding the recent letter that was mailed to the residents from Harvest Run Phase 3. The Phase 3 Association has decided not to continue mowing the perimeter of the open space around the Wetlands (Outlot D). Many residents were upset about this decision and asked the Board Members of Phase I and II to intervene on their behalf.

Janice will contact the City to discuss this situation and find out if Phase 3 has the legal authority to make this decision, in addition to the City's permission to discontinue the maintenance of the open space.

The Owner of 971 Harvest Circle approached the Board regarding the recent fines he received for parking his commercial vehicle on the driveway. The Owner stated that he has since altered his truck and can now park it in his garage. He asked the Board to consider reversing or crediting the fines he received. After much discussion, the Board agreed to credit all fines, except \$150.00. The Owner will pay the \$150.00 as requested and thanked the Board for their consideration.

ADJOURNMENT:

Upon a motion duly made by Tom and seconded by Warren, the meeting was adjourned at 7:55 PM.

Respectively Submitted,
Janice Reinhardt
Property Manager