

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION  
ANNUAL BOARD OF DIRECTORS MEETING  
MINUTES  
SEPTEMBER 24, 2007**

**CALL TO ORDER:**

The meeting was called to order at 6:40 PM. Board members present were Tom Allen, Andrew Jacobsen, Warren Carter, Navin Pate, Mike Gleason, Jeff Gura and Keith Schoepke. Representing Northwest Property Mgmt. was Janice Reinhardt.

**FINANCIAL REPORT:**

The financial statements of June 30, 2007 were approved as presented. Upon a motion duly made and seconded, the Board ratified their verbal approval to renew \$4000.00 CD for 6 months at Harris Bank.

**OLD BUSINESS:**

Tom stated that the Association needed to get the Website up and running. Warren volunteered to get together with Jeff and learn about the Website, and possibly by the Webmaster. Janice will email the Board information on different Host companies.

**NEW BUSINESS:**

2008 Proposed Budget - Janice presented the first draft of the 2008 proposed budget, with a zero increase to the assessments. After much discussion, Tom made a motion, seconded by Keith, to approve the budget. All were in favor of the zero increase.

Window Warranty - The 10 year warranty on the windows is about to expire. Janice will include this information in the budget mailing so all Homeowners are aware of the expiration.

**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 and seconded, the minutes from the September 2006 Annual Meeting were approved as presented.

Introduction of Candidates - Janice explained to the Homeowners that four (4) Board Member positions were expiring this year (Tom, Andrew, Jeff and Navin). Of the four Members, all four decided to run again for another term.

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

Voting Procedures - Since we only had four Candidates for four positions, a vote was not taken. Jim Drendel of 902 Harvest Circle made a motion to approve electing the four Board Members for another two year term. Warren seconded the motion, and all were in favor.

**ADJOURNMENT:**

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

Respectively Submitted,  
Janice Reinhardt, Property Manager