

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION  
ANNUAL BOARD OF DIRECTORS MEETING  
MINUTES  
SEPTEMBER 26, 2006**

**CALL TO ORDER:**

The meeting was called to order at 6:38 PM. Board members present were Tom Allen, Andrew Jacobsen, Warren Carter and Navin Pate. Mike Gleason, Jeff Gura and Roger Williams were not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

**FINANCIAL REPORT:**

The financial statements of June 30, 2006 were approved as presented. Upon a motion duly made and seconded, the Board approved renewing the 13 month CD for another 12-13 year term at Harris Bank, and cashing in the 3 month CD. The 3 month CD for \$7616.12 will be used to pay any excess Operating expenses, in addition to the removal of the silt fence in 2007.

Upon a motion made and seconded, the Board also approved the 2007 budget with a zero increase to assessemnts.

**ELECTION OF OFFICERS**

Confirmation of Quorum - Janice confirmed that we the required 5% quorum. There was a total of 13 homeowners present, in person or by proxy.

Approval of Minutes - Upon a motion duly made and seconded, the minutes from the September 2005 Annual Meeting were approved as presented.

Introduction of Candidates - Janice explained to the Homeowners that three (3) Board Member positions were expiring this year (Warren, Mike and Roger). Of the three Members, both Warren and Mike decided to run again for another term, and Roger declined. To date, we did not have a Candidate to fill Roger's position.

Nominations From the Floor - There were no nominations from the floor. Keith Schoepke then offered to run for the Board. Since we only had three positions and three Candidates, Warren, Mike and Keith were all accepted as Board Members and will serve for a two year term. An official voting process did not take place.

**ADJOURNMENT:**

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

Respectively Submitted,  
Janice Reinhardt  
Property Manager