

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 30, 2012**

**CALL TO ORDER:**

The meeting was called to order at 6:37 PM. Board Members present were Lee Ellis, Dan DeCoster, Mike Gleason, Warren Carter and Corey Helm. Navin Patel and Kevin O'Donnell were not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

**APPROVAL OF AGENDA:**

Upon a motion duly made by Dan, and seconded by Warran, all Board Members present approved the Agenda after adding Wetland Debris to Association Business.

**APPROVAL OF MINUTES:**

Upon a motion duly made by Warren, and seconded by Lee, all Board Members present approved the minutes from the February 16, 2012 meeting as submitted.

**FINANCIAL REPORT:**

Janice gave a summary of the financial statements as of December 31, 2011 and March 31, 2012. Upon a motion duly made by Warren and seconded by Dan, all Board Members present approved the financials as presented.

Upon a motion duly made by Dan, and seconded by Mike, all Board Members present approved ratifying their verbal approval to cash in their current CD's and open up two new CD's at Home State Bank for 12 months, earning .50%.

**ASSOCIATION BUSINESS:**

Insurance Policy - The policy with Travelers Insurance renews on May 1, 2012. The annual premium increased \$60.00 and is now at \$2,310.00, which is in line with the \$2,385.00 budget.

Mulch - Upon a motion duly made by Lee, and seconded by Mike, all Board Members present approved ratifying their verbal approval to accept SK Lawn's mulch bid for \$1600.00.

Fence Amendment - Upon a motion duly made by Dan, and seconded by Mike, all Board Members present approved adopting the Amendment to the Rules regarding fences. The Amendment goes into effect on May 1, 2012, and is as follows:

Owners on lots 893, 899, 905, 911, 917, 923, 929, 1229 and 1235 have the option of installing a privacy fence along the backside of their property, as per the above mentioned specifications. Once installed, the owner is responsible for the maintenance and repairs of the fence. The fence must continue to be maintained by the homeowner and the homeowner cannot permanently remove a section of the fence and/or the entire fence.

Phase 3 Wetland Mowing - The City recently informed us that they met with the Engineering Firm that was involved with the development of Harvest Run Phase 1, 2 and 3, and that the Engineer said the grassed Community area behind the homes off Barlina and Autumn Drive is part of the Wetlands and was designed to allow the grass to grow to its natural state. Harvest Run Phase 3 will no longer be mowing this grassed area.

Janice will send a notice to all the Homeowners in Phase 1 and 2 and advise them of this new development. She will also tell the Homeowners that if they have any questions, they can contact the City direct.

Open Board Meetings - The Board agreed to hold four (4) open Board meetings per year, as per the CICA Act. The next meeting will be scheduled for June/July.

Wetland Debris - It was reported that the owners of 1035 Wheatland are leaving grass clippings in a pile, right by the Wetlands. Janice will inspect the area and send a notice to the Homeowners.

**ADJOURNMENT:**

Upon a motion duly made by Lee and seconded by Corey, all Board Members present approved adjourning the meeting at 7:10 PM.

Respectively Submitted,  
Janice Reinhardt  
Property Manager