

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 24, 2012**

CALL TO ORDER:

The meeting was called to order at 6:40 PM. Board members present were Lee Ellis, Dan DeCoster, Mike Gleason and Corey Helm. Navin Patel, Warren Carter and Kevin O'Donnell were not present. Representing Northwest Property Mgmt. was Janice Reinhardt.

At 6:45 PM Warren Carter attended the meeting.

FINANCIAL REPORT:

Janice gave a summary of the financial statements as of June 30, 2012. Upon a motion duly made by Warren and seconded by Dan, all Board Members present approved the financials as presented.

ASSOCIATION BUSINESS:

Approval of Minutes – Upon a motion duly made by Lee, and seconded by Dan, all Board Members present approved the minutes from the April 30, 2012 meeting with no changes.

2013 Budget - The proposed 2013 budget was reviewed. A discussion took place about increasing the assessments for 2013, or using prior year's equity to offset an increase. After much discussion, a motion was made by Lee and seconded by Dan, to approve the budget with a \$27.00 increase to the annual assessments for 2013. The increase will be used towards the annual mowing of the Wetland perimeter, in addition to helping offset any increases in the next few years. A vote was taken and Warren and Mike approved the increase. Corey did not approve the increase.

Website Update - Warren gave an update of the website maintenance and stated that he has added pictures of the monument sign to the website, in addition to the current financials and Board meeting minutes.

NEW BUSINESS:

ELECTION OF OFFICERS:

Confirmation of Quorum - Janice confirmed that we had the required 5% quorum. There were a total of 13 Homeowners represented, in person or by proxy.

Approval of Minutes - Upon a motion duly made by Mike and seconded by Corey, all Board Members present approved the minutes from the September 2011 Annual meeting.

Introduction of Candidates – Of the four (4) Board Member positions that were expiring this year Mike, Warren and Corey expressed their interest in running again for another term. Kevin did not express his interest in running. A Candidate form was also received from Mike Havenga.

Nominations From the Floor – No nominations were given from the floor. Upon a motion duly made by Mike and seconded by Corey, all Board Members approved closing nominations from the floor.

Voting Procedures - Since we had four Candidates for four positions, all Candidates were elected to the Board by means of acclamation. Lee duly made a motion that was seconded by Dan, and approved by all Board Members to accept the four Candidates to the Board for a two year term by means of acclamation.

HOMEOWNER FORUM:

A discussion took place regarding the current rules that allow only cedar board on board fencing. A homeowner requested that PVC fencing should also be allowed. The Board will discuss this option as a possible change for the future.

The Board also discussed adding a stop sign at the corner of Barlina Road and the Huntley bike path. Residents riding their bikes do not stop at the corner for oncoming traffic, which poses a safety hazard. Janice will check into stop signs and email the information to the Board to review.

ADJOURNMENT:

Upon a motion duly made by Lee and seconded by Dan, all Board Members present approved adjourning the meeting at 7:50 PM.

Respectively Submitted,
Janice Reinhardt
Property Manager