

**HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 30, 2013**

CALL TO ORDER:

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

APPROVAL OF AGENDA:

Upon a motion duly made by Lee, and seconded by Corey, all Board Members present approved the Agenda after adding Foreclosure House, Information/Communication, Truck on Driveway and Trash Cans to Association Business.

APPROVAL OF MINUTES:

There were no minutes to approve at this meeting.

FINANCIAL REPORT:

Janice gave a summary of the financial statements as of March 31, 2013. Upon a motion duly made by Lee, and seconded by Mike H., all Board Members present approved ratifying their verbal approval to cash in two Reserve CD's that were expiring at Home State Bank, and opening up two new CD's at Barrington Bank for 13 months earning .45%. The value of the CD's was \$5,578.76 and \$13,927.46.

Upon a motion duly made by Warren and seconded by Mike H, all Board Members present approved the financials as presented, in addition to all expenditures for the month.

ASSOCIATION BUSINESS:

Tree Maintenance - Upon a motion duly made by Corey, and seconded by Warren, all Board Members present approved ratifying their verbal approval to renew the annual tree maintenance contract with Creekside for \$735.00, and also to remove two dead Pine trees on Huntley Road and install Dogwood bushes for \$1410.00.

Insurance Coverage - Upon a motion duly made by Mike H., and seconded by Warren, all Board Members present approved ratifying their verbal approval to renew the annual insurance policy with Traveler's Insurance for \$2,334.00 and the Worker's Comp coverage for \$606.00.

Architectural Requests - The Owners of 1022 Autumn Drive received approval to install an above ground pool and a wood deck.

Foreclosure House - A discussion took place about the condition of the home and landscaping at 947 Harvest Circle. Central Mortgage Company foreclosed on the Owners and has left the property in disarray. The garage door is broken and animals are getting into the home. The lawn has also not been mowed in months. Janice sent a letter to the Attorney who handled the

foreclosure and is waiting for a reply. Janice will contact Central Mortgage Company and try to obtain information on who is managing the property. A call will also be made to the City of Crystal Lake.

Information/Communication - Lee requested that all Association business be emailed to the Board instead of waiting to include the information in the quarterly management reports.

Truck On Driveway - The Owner of 971 Harvest Circle is parking his commercial truck in the driveway again, and is also blocking the sidewalk with his vehicle. Janice will issue a violation notice and fine.

Trash Cans - A discussion took place about Homeowners leaving their trash cans on the driveway. The Board will provide Janice with the address of the current violator, and a violation notice will be mailed to them. The Rules regarding trash cans will also be included in the next newsletter.

Homeowner Credit Request - A Homeowner requested a credit on the legal charges and certified mail costs that were assessed to his account. After much discussion, all Board Members present agreed to deny his request.

ADJOURNMENT:

Upon a motion duly made by Lee and seconded by Warren, all Board Members present approved adjourning the meeting at 7:23 PM.

Respectively Submitted,
Janice Reinhardt
Property Manager