

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

**CALL TO ORDER:**

The meeting was called to order at 6:35 PM. Board members present were Lee Ellis, Dan DeCoster, Mike Gleason and Corey Helm., Warren Carter

Representing Northwest Property Mgmt. was Pat Dodaro and John Blazek

**FINANCIAL REPORT:**

John gave a summary of the financial statements as of June 30, 2013. 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 May, 30, 2013 meeting with no changes.

2013 Budget - The proposed 2014 budget was reviewed. A discussion took place about using prior year's equity to offset an increase. After much discussion, a motion was made by Lee and seconded by Dan, to rework the budget not to use last year's equity. They felt by doing so that it would catch up to then in a two year cycle. The reason why we wanted to use last years equity was to off set the two year cycle for mulch and the cost of the workers comp insurance. Motion by Lee and second by Warren

Website Update - Warren gave an update and the cost of the website is 120.00 not the 100.00 we had in the budget. We will rework the budget to reflect that change.

**NEW BUSINESS:**

**LANDSCAPE BID**

SK Landscape bid for the 2014 season was tabled until pat could get two more bids from local landscapers

**ELECTION OF OFFICERS:**

Confirmation of Quorum - Pat confirmed that we had the required 5% quorum. There were a total of 14 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 2012 Annual meeting.

Introduction of Candidates – The three (3) Board Member positions that were up for election where Dan DeCoster, Lee Ellis and Navin Patel

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 three Candidates for three positions, all Candidates were elected to the Board by means of acclamation. Lee duly made a motion that was seconded by Warren, and approved by all Board Members to accept the three Candidates to the Board for a two year term by means of acclamation. There present position will stay the same.

**HOMEOWNER FORUM:**

A discussion took place with the one homeowner present from 977 Harvest Circle Mr. Norbert Hennrich pertaining to his new garage door and the painting of his old garage door. He is in the process of replacing the other garage door on his home. He also discussed the possibility of changing his windows. He was told by the board that his garage door looked vary nice and if he proceeds with his windows that he would need approval from the board for this change.

**ADJOURNMENT:**

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

Respectively Submitted,  
Patrick Dodaro  
Property Manager