

HARVEST RUN PHASE I & II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 17, 2014

CALL TO ORDER:

The meeting was called to order at 6:30 PM. Board members present were Dan Decoster, Mike Havenga, Warren Carter, Corey Helm, Navin Patel and Mike Gleason. Representing Northwest Property Management was Pat Dodaro.

APPROVAL OF AGENDA:

Upon a motion made by Warren, and seconded by Navin, all board members present approved the agenda.

APPROVAL OF MINUTES:

The minutes were approved by Warren and seconded by Navin.

FINANCIAL REPORT:

Pat gave a summary of the financial statements as of March 31, 2014. All board members approved the financials as presented.

A decision was also made by the board to rollover the CDs located at Barrington Bank one more year.

ASSOCIATION OLD BUSINESS:

Landscape:

Mulch - The decision was made by the board to move forward with the Ringers landscape company to apply mulch (40 yds. Approx.). Agreed NTE \$2,400. The 4 islands to be mulched first, then remaining mulch applied along Huntley Road.

Homeowner Tree Replacement:

Board approved tree replacement behind 1229 Harvest Court. Elite to remove two (2) Australian Pines now, replacement tree/shrub to occur in the fall.

Parkway Tree Replacement:

Warren provided survey of Harvest Run Phase 1 and 2 parkway trees. 20 dying, 14 dead Ash Trees.

Northwest Property, the city acknowledges there are over 5000 infected trees.

Warren to contact city to see if homeowners have the option of replacing trees at their own expense.

Rental Property Survey:

BOD discussed revisiting the Rental Property Survey with the 2015 Homeowner Assessment mailings. If we are asking our homeowners to vote, Warren asked that an article be written by one of the board members explaining the purpose of the survey.

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ASSOCIATION NEW BUSINESS:

Wetlands:

Board reviewed the wetland burn bids from:

- 1) McGinty
- 2) Tallgrass
- 3) Encap

Board decided to pursue references from McGinty. After references have been approved then a decision will be made to move forward with burn in the spring of 2015.

Who has been contracted to do Phase 3 burn.

Non-compliant Homeowners:

Recently a pickup truck with an extension ladder has been parking over the sidewalk on Harvest Circle. The issue with blocking the sidewalk is a city issue not a HRHA responsibility and homeowners are instructed to contact the city for resolution. The board proposed updating the definition of a “truck” in the HRHA By-laws to a “commercial vehicle”.

Architectural Application Form Changes:

Homeowner asked the board to define and establish boundaries for architectural changes to simplify the Application Form. (example, color spectrum for siding) The board stated that it's not our intention to make the architectural change request difficult, we need to maintain the integrity of our neighborhood. For example siding color cannot be the same as the neighbors next to or across the street from your house. Homeowners simply need to submit the application with color/style choices. BOD will review and respond in timely manner.

Adjournment:

Upon a motion duly made by Mike Havenga and seconded by Navin, all board members present approved adjourning the meeting at 7:47 PM.

Respectfully Submitted,

Mike Gleason

Secretary, HRHA