

Harvest Run Phase I & II Homeowners Association  
Board of Directors Meeting Minutes  
September 23, 2014

**Call to Order:**

Pat called the meeting to order at 6:32 pm. Present board members were Mike Havenga, Dan DeCoster, and Navin Patel. Pat Dodardo represented NW Property Management.

**Financial Report-as of June 30, 2014:**

The report was reviewed and a motion to accept was made by Havenga and seconded by Patel.

**Association Business**

**Approval of Minutes:**

The minutes from the June 17 meeting were reviewed and motion by DeCoster, seconded by Patel was accepted for minute approval.

**Elite Lawn Care for 2015:**

2015 contract has the same pricing as 2014. The 5' cut along the wetlands is in the bid as well. Elite mows on Monday's and a one year agreement was discussed. DeCoster made a motion to accept the bid for 2015, Patel seconded.

**Wetland Burn:**

The McGinty proposal was reviewed. References provided checked out good and discussion took place about letting McGinty begin the process of procuring permits for a possible Spring burn. A meeting with Board members and a McGinty representative, along with Pat D., should take place prior to any action. Havenga made a motion to accept the contract, DeCoster seconded. Contract was signed.

**Tree Replacement:**

Trees on the berm behind 1229 that were removed need to be replaced. Discussion took place about waiting to replace these with Cherry Dogwoods (2). It was decided to wait until Spring to address this. Additionally, it was decided that we spend \$625 to remove an Ash behind 893 Harvest Circle, grind the stump and replace it with a 6' Juniper. It was decided that we confirm this to be a HRHA common area tree vs. owner tree before next steps are taken. If a HRHA tree, replacement will be completed by Creekside in the Spring 2015.

**New Business**

**Confirmation of Quorum:**

Three of five board members were present. We had Quorum.

**Approval of Minutes-Sept. 30, 2013**

Motion was made to accept minutes by Havenga, seconded by Patel

**Introduction of Candidates:**

This was not required as no other candidates were present.

**Nominations from the Floor:**

There were none. Havenga and Carter were elected for terms of two more years. Given no other proxies were turned in, nor were there other nominations from the floor, voting and collection of ballots and results of the ballots did not occur.

Note: It was decided that Warren Carter be nominated as the HRHA Secretary. Pat will contact Warren with this information.

**Open to Homeowners:**

None were present, but discussion did take place amongst the board and Pat regarding the roots along the bike path. Pat will take a look at those and get prices to repair the bumps.

**Executive Session-2015 Budget Review**

The 2015 budget was reviewed and approved. Motion was made by DeCoster, seconded by Patel to pass the budget. This will be mailed to homeowners and adopted in November. Discussion took place around keeping \$2000 of funds in the wetland reserve, as required by our by-laws and using some landscape maintenance funds that won't be used to keep up the reserve as needed. The resident assessment will not be adjusted in 2015 and shall remain at \$230.

**Adjournment:**

Motion by Havenga and seconded by DeCoster was made to adjourn the meeting at 7:38 pm.

Respectfully Submitted,

Mike Havenga  
Substitute Secretary, HRHA