

**Harvest Run Phase I & II Homeowners Association
Board of Directors Meeting Minutes
November 18, 2014**

Call to Order:

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

Approval of Agenda:

Approval of Minutes:

The Agenda for November 18, 2014 and minutes from the September 23 meeting were reviewed and motion by Mike Havenga, seconded by Dan Decoster was accepted for approval.

Financial Report as of September 30, 2014:

Pat presented a summary of the financial statements as of September 23, 2014. All board members approved. Motion by Mike Havenga, seconded by Navin Patel to approve financial report.

2015 Budget Discussion and Adoption:

The 2015 Budget was reviewed. Motion by Navin Patel, seconded by Dan DeCoster to adopt 2015 Budget and resident assessment shall remain at \$230.

Management Report

The 3 year Management Agreement between Harvest Run Homeowners Association and NW Property is to expire January 31, 2015. Pat Dorado, representing NW Property, presented a 1 year Annual Contract proposal (to be renewed annually) beginning February 1, 2015 and ending January 31,2016.

Board members reviewed the NW Property 1yr contract proposal. No price increase. Motion by Lee Ellis and seconded by Warren Carter to approve of 2/1/15-1/31/16 Management Agreement.

BOD provided focused feedback to NW Property regarding communication. BOD requests timely email reminders be sent for upcoming meetings confirming date, time and location. Email threads to stay on topic of subject line. If topic/discussion changes then create new email with corresponding subject line.

Old Business

Elite Lawncare contract for 2015 season

- 2015 bid accepted at September 23 meeting.
- Wetland mowing scheduled for weekend of 11/22.

McQinty approved for wetland burn 2015

- McQinty to have permits in November 2015. Burn is tentatively scheduled for Spring 2015.
- Dan Decoster inquired about manpower and how McQinty will manage the burn. More discussions to take place before burn. Meeting with NW Property and McQinty.

New Business

Bike path repairs in the spring 2015

- Tree roots are beginning to crack the asphalt bike path. Discussed removing the tree root, patch bike path and see if trees survive. Otherwise incur expense to remove tree. To be discussed at next BOD meeting.

Tree removal and replacement in the spring

- Frontage road landscape repairs to be completed in spring of 2015. Plant redwood shrubs, trim pine trees back, replace Ash trees on common property.

Open to Homeowners:

None present.

Executive Session:

BOD selected the following 2015 BOD Meeting dates & locations:

- | | | |
|------------------|---------------------------------|-------------------------------|
| - BOD Mtg | Tuesday March 17, 2015 @ 6:00pm | Location: NW Property |
| - BOD Mtg | Tuesday June 16, 2015 @ 6:00pm | Location: NW Property |
| - Annual BOD Mtg | Tuesday Sept 22, 2015 @ 6:00pm | Location: CL Library, Ames Rm |
| - BOD Mtg | Tuesday Nov 17, 2015 @ 6:00pm | Location: NW Property |

2015 Assessments and Mailings

- Board agreed to include Newsletter and associated documents with 2015 Assessment.

2015 Newsletter, Harvest Run Express

- To be included with 2015 assessments. Warren to draft newsletter. Lee to author President's Corner article.
- Topics to be included are: wetland burn, bike path repairs, architectural change requests, renewed contract with NW Property, website link, 2015 assessment \$0 increase, landscape and frontage repairs in 2015, emerald ash borer updates . . .

HOA Magnet

- Mike Havenga suggested a Harvest Run HOA magnet with website link, NW Property contact info and city phone numbers. Mike to obtain quote and review with board for approval.

Adjournment:

Motion by Dan DeCoster and seconded by Mike Havenga to adjourn the meeting at 7:30pm.

Next Meeting:

Tuesday March 17, 2015 @ 6:00pm
NW Property, 780 Tek Drive, Crystal Lake