

**Harvest Run Phase I & II Homeowner's Association
Annual Board of Directors Meeting Minutes
Oct. 16, 2017
Crystal Lake Public Library**

Call to Order:

Warren called the meeting to order at 6 pm

Present Board Members: Mike Havenga, Navin Patel, Dan DeCoster, Warren Carter
Pat Dodaro represented NWPM

Financial Report:

NWPM presented a summary of financial statements as of 09/30/17.

Over budget on landscape maintenance due to mulch coverage

Grounds Maintenance - 2017 is year 2 of 3 with Elite Lawn Care.

Legal fee increase due to Board hiring Keough/Moody to provide position on Clearbrook home on Wheatland
Board to assess bike path maintenance/sealcoating in Spring 2018. Fine now.

Motion to approve Financials made by Navin, seconded by Havenga

Association Business:

Minutes from 9/7/2016 were reviewed. Motion by Warren to approve, seconded by Dan
2018 Budget Discussion:

Landscape Maintenance: final year of agreement with Elite includes additional \$100

Will assess need to have trees on Huntley Rd treated

Contract with NWPM will increase \$275 if renewed

No additional funding needed for wetland reserves

No additional increase in assessments required

Cannot adopt 2018 budget yet

New Business:

Election of Officers;

Quorum present

Current candidates introduced

Current Board in place by acclamation: Each member Dan and Navin will serve another
2 year term

Adjournment:

Pat Dodardo closed out the BOD Meeting at 6:14 pm