

**Harvest Run Phase I & II Homeowner's Association
Board of Directors Meeting Minutes**

Called to order by Warren at 6:15 pm Oct. 16, 2017

Approval of Agenda

Agenda approved by Warren Carter, seconded by Havenga

Approval of Minutes

Minutes approved by Warren, seconded by Navin

Financial Report

Adoption of Budget: Warren made motion to approve, Navin seconded

New Northwest Property Management Contract: new contract to begin Feb. 1, 2018, expire Dec. 31, 2019.

Contract in line with HRHOA fiscal year.

Contract to increase by \$23/month.

Motion to accept new NWP Management contract by Warren, seconded by Havenga

Management Report (Pat Dodardo)

Pat discussed mulching and tree work that may be needed in 2018

Pat has been checking in with the City of Crystal Lake to see if road resurfacing will occur in 2018. Unlikely. Pat mentioned that the City will not hold up a homeowner's permit (windows/siding, for example) for our letter of approval

Board cannot enforce trashcans to be moved into garage. City ordinance dictates that trash cans be moved by 5 pm on trash day

City still addressing ash tree installs

Old Business

Insurance renewal for May 2017. Motion to approve renewal by Havenga, seconded by Warren

New Business

Electronic signature for checks discussed. Dan DeCoster will continue with manual signatures.

Homeowners Newsletter: Touch on home aesthetics and keeping up our curb appeal. Point out plan to turn mulch/edge and how to treat mold issues on our homes.

Discussed requirement for cedar board on board fencing and 4' height (except for Huntley Rd, 6')

Open Meeting to the Homeowners:

Four homeowners present

Discussion around the Clearbrook home

Motion to Adjourn

Warren made a motion to adjourn at 6:48 pm, Warren seconded.

Meeting adjourned