



Northwest

Property Management

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HARVEST RUN 1&2 HOMEOWNERS ASSOCIATION

BOARD MEETING

September 20, 2023 6:00 PM

Held at

Northwest Property Management Offices

780 Tek Drive, Crystal Lake, IL

Submitted by:

Daniel Witkowski, CMCA-CAM

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September 20, 2023 6:00 PM

AGENDA

- | | | |
|-------|---|-------|
| I. | CALL TO ORDER | |
| II. | APPROVAL OF THE MINUTES | Pg 3 |
| | • January 17, 2023 | |
| III. | MANAGEMENT & FINANCIAL REPORT | Pg 4 |
| IV. | ASSOCIATION BUSINESS | |
| | • Insurance Renewal – Ratify | Pg 59 |
| | • Management Agreement Renewal | Pg 62 |
| | • 2024 Proposed Budget | Pg 77 |
| VI. | OPEN FORUM | |
| VII. | Annual Meeting | Pg 81 |
| | • Confirmation of Quorum (5% of Owners = 5) | |
| | • Election of Officers | |
| | • Board Appointment/Officer Positions | |
| VIII. | EXECUTIVE SESSION — if needed | |
| IX. | ADJOURNMENT | |

**HARVEST RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 17, 2023
Held at 780 Tek Drive, Crystal Lake, IL**

Meeting was called to order by Michael Havenga at 6:00 pm

Board members Present: Navin Patel
Michael Havenga
Randy Behrens
Aaron Knoth

Northwest Property Management: Dan Witkowski

Presentation by Pizzo and Associates – Wetlands Maintenance, presented by Nick Pizzo

Open Forum: The Board listened to and addressed homeowner questions during open forum

Approval of 10/26/2022 Minutes:

Motioned by: Michael Havenga Seconded by: Aaron Knoth
All in Favor Motion Passed

Financial report: Financials were reviewed for quarter ending 9/30/2022, no motions made

Management Report: Management report was reviewed, no motions made

Association Business:

Mulch Proposals – Tabled

Dormant Pruning Proposal – Classic Landscaping \$1,100.00

Motioned by: Aaron Knoth Seconded by: Michael Havenga
All in Favor Motion Passed

KSN Retainer Agreement – Tabled

Wetlands Stewardship and Controlled Burn Proposal – Approved with Pizzo and Associates for \$71,911.40 to cover the 2023-2025 seasons.

Motioned by: Aaron Knoth Seconded by: Randy Behrens
All in Favor Motion Passed

Special Assessment Adoption – The 2023-2025 Special Assessment was adopted for the 2023-2025 Seasons to cover the Pizzo and Associates Wetlands Stewardship and Controlled Burn Proposal. Special assessment amount per home is \$705.00 total, payable in 2023 for \$305.00, 2024 for \$200.00, 2025 for \$200.00

Motioned by: Mike Havenga Seconded by: Aaron Knoth
All in Favor Motion Passed

Adjournment 8:02 pm

Motioned by: Mike Havenga Seconded by: Randy Behrens
All in Favor Motion Passed