

HARVEST HILL HOA Meeting Minutes

Location: Lake Villa Library

Date: June 13, 2023

Time: 6:00 pm

I. ATTENDEES

- Rosina Vega
- Scott Goodale
- Jarrod Smith
- Sehij Dharni
- Lisa Leyva

II. NEW BUSINESS

a. 2023 Election Results

- The election results were announced, and it was confirmed that Scott Goodale, Jarrod Smith, and Lisa Leyva were reelected.

b. Select new board positions (President, Vice President, Treasurer, Secretary, and Director)

- President: Lisa Leyva (unanimous agreement)
- Vice President: Scott Goodale (unanimous agreement)
- Treasurer: Jarrod Smith (unanimous agreement)
- Secretary: Sehij Dharni (unanimous agreement)
- Director: To be filled by a new board member (unanimous agreement)

c. Approve meeting minutes from March 7, 2023

- This item has been deferred to the next meeting.

d. Year-to-date Treasurer report

- Jarrod Smith provided an overview of the Treasurer report.

e. Pond improvements

- Scott Goodale provided an update on the pond's improved condition.
 - ACTION ITEM: Scott will inquire with COMED about adding another box.
- Estimates from The Pond Guy - Fountains
 - The estimates received from The Pond Guy regarding the installation of fountains in the pond were reviewed.
- Estimates from Electrician
 - The estimates from the electrician regarding the pond improvements were discussed.

f. KSN – 2023 Property Reassessment

- Jarrod Smith let everyone know that he contacted KSN with specific questions regarding the Property Reassessment.

g. Accepting Annual Insurance Contracts

- After thorough discussion, all meeting attendees and board members agreed on the following option:
 - Premiums Increasing deductible to \$5,000 and Move the Employee Dishonesty coverage to PMA Insurance

III. OLD BUSINESS

a. By-Laws and CCRs update

- The by-laws and updates were reviewed with homeowners, and their concerns and questions were addressed.
 - ACTION ITEM: Jarrod will contact the attorney and send an email to homeowners, highlighting the amendments required by law and categorizing them for easier identification. Homeowners will be advised to hold off on voting until the email is sent within three days.

- ACTION ITEM: Jarrod will send an email immediately after the meeting, explaining that each approved amendment will cost \$300.

IV. OTHER

- Rosina Vega announced her resignation from the board.
- Infanta, from the landscaping company, provided an overview of the services they offer in our housing development. He mentioned that their landscaping services will continue until mid-November, and as they already charged for the whole month of April (despite starting in mid-April), they will not charge for November.

Next HOA Board Meeting: Thursday, September 14, 2023, at 6:00 pm

Executive Session

- ACTION ITEM: Jarrod will email homeowners to gauge interest in joining the HOA board.