

HARVEST HILL

HOA Meeting Minutes

Location: Lake Villa Library

Date: March 7, 2023

Time: 6:00 pm - 7:20 pm

I. ATTENDEES

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

II. CALL TO ORDER

The meeting was called to order at 6:01 PM.

III. PRESIDENT'S NOTES

The President emphasized the need for updates to the CCRs and maintaining the focus of the meeting. The importance of aligning the by-laws with the current Illinois law was highlighted.

IV. NEW BUSINESS

a. CCRs Amendments and By-Laws

- The minutes from the last session were approved.
- Discussion on cash reserves: Decision to move funds to a CD.

V. OLD BUSINESS

a. CCRs Amendments and By-Laws

- The status of the CCRs will be discussed in the New Business section.
- Proposed changes to amendments:
 - Retain the 75% requirement, but options will be kept on the ballot for voting.

- Clothesline policy remains unchanged.
- Sheds should be off the easement. Option discussed to possibly remove sheds completely.
- Electric fence adjustments proposed to be off the easement, between 7-10 feet.
- Debate on commercial vehicles: The possibility of allowing only 1 vehicle. Residents are against allowing 2 vehicles.
- Roofing materials will be subject to board approval.
- Discussions about signs will be deferred to a later date.
- Article 5.04: Proposed change in board voting structure, staggering terms from 3 years to 2 years.
- Renters are allowed, but potential time restrictions were discussed. The board is inclined towards leases of 6 months to 1 year.
- Updates on the pond: Awaiting the growth of tall grass and quotes from "The Pond Guy".

VI. EXECUTIVE SESSION

The public session ended at 7:18 PM, and the board moved to the executive session.

- The topic of landscaping was tabled for a later discussion.
- Once pond quotes are received, a decision on the provider will be made and communicated via mail.

VII. ADJOURNMENT

The meeting adjourned at 7:20 PM.

Next HOA Board Meeting: Date to be announced.