

MEETING MINUTES OF
THE BOARD OF DIRECTORS OF
HARVEST CREEK HOME OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors (“Board”), of Harvest Creek Home Owners’ Association (“Association”) held on January 17, 2024. Meeting was called to order at 4:42pm

Present were:

James Connolly
Barbara Pastine
Lindsay Freitas
CJ Cook

The current board members James Connolly and Barbara Pastine discussed that while a quorum did not exist for election results to count, that they found it fair and consistent with what was discussed at the annual meeting to appoint the person with the most votes.

Barbara motioned that CJ Cook should be appointed to the Board, James seconded that motion. Motion passed and CJ Cook accepted his appointment to the Board.

The Board discussed what the remaining term of each of the members was, at the current time. Under Article 23 the board decided how to interpret the bylaws and the terms to decide that the following members terms expire as follows:

CJ Cook – Term expires January 15, 2027
James Connolly – Term expires January 15, 2026
Barbara Pastine – Term expires January 15, 2025

The Board discussed the current role of offices and needing clarification on whether a chairman was needed. At this time Board agreed that Barbara will remain on as President, and CJ will be appointed as Interim Secretary, until such time clarification was given from the board attorney, regarding the necessity of officers and chairperson, and otherwise finalizes the officers.


The Board discussed that the needs to better understand and execute specific corporate formalities, including but not limited to, amending by-laws, interpreting and filling vacant spots on the board. Interim Secretary volunteered to reach out to Board Attorney to get a formal opinion on a number of different matters.

The Board discussed the few select group of homeowners that have been emailing board members and Saddle Peak Property Manager. At this time, the Board agreed that the individual Board members and the Property Manager were under no obligation to respond to the insistent emails from said home owners. The Interim Secretary volunteered to be a buffer and point of communication between said home owners and the Board and Property Manager. The Interim Secretary will reach out to said home owners to set up a meeting to discuss their concerns and issues.

The Board discussed the current concerns raised by some home owners about snow removal. They discussed that the Association is in a good position with having the streets plowed for a very minimal cost, and at this time no action will be taken.

James Connolly and Barbara Pastine will remain on the Board at this time. Lindsay from Saddle Peak preemptively filed the Annual Report with the secretary of state. The Association will not be billed for additional filings of Annual Reports to accurately reflect the Board at this time, with the Association only being charged for one Annual Report filing.

The Board discussed that certain improvements to the Association could be undertaken, such as tree maintenance. The Board plans to discuss these issues at a later time.

A handwritten signature in black ink, appearing to read 'CJ Cook', is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

CJ Cook
Harvest Creek HOA
Interim Secretary