

MEETING MINUTES OF  
THE BOARD OF DIRECTORS OF  
HARVEST CREEK HOMEOWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors (“Board”), of Harvest Creek HomeOwners' Association (“Association”) held on September 4, 2024 Meeting was called to order at 6:12 pm

Present were:

Hudson Hart  
Lindsay Freitas  
CJ Cook

Other Members of the association were present for the committees

Lindsay read the meeting minutes to all members present from the past July meeting.

Hudson read the quarterly report from Q 1-2 along with the Balance Sheet.

Hudson brought up issues related to homeowners who were in arrears. Hudson discussed calling owners about past due HOA. Chelsea to Copy Hudson on the past due statements to each owner.

There was a healthy discussion about the need to form committees, namely an Election Committee, a Governance Committee, and a finance committee.

There are 4 members who called and were out of town along with about 10 others who were unable to attend. Lindsay will email the Election and Governing Doc Committee to see if anyone wants to join in.

All present agreed that the Election Committee should be formed with the intent of advising the board and helping get out the vote and ensure that a successful vote occurs in 2024. Those present and interested in serving on the committee were:

Mark Niemi  
Karl Keith  
Bob Kattef

CJ motions to form the election committee to create a successful Election for 2024. CJ motions to appoint Mark, Karl & Bob to the Election Committee Hudson 2nds. No Discussion and the committee was thereby formed

The new Finance and Governing Docs Committee will be formed at a later date and some of the members that are not available will be reached out too. This may be a short-term committee until the new Board is elected

Hudson is going to email all of the people interest in being on the financial Committee and Lindsay will do the same for the Governing Docs Committee. The Board will still need to discuss what the financial committee would look like on an interim basis, i.e., should we appoint one person to have access to the file of receipts, bank statements, etc.. Members discussed the importance of showing some headway on forming the financial committee before the election, so homeowners could see that some action was being taken.

Discussion about an audit, which is around \$3000-\$6000 per year to look over the financials.

Move to form the governance committee and send out an email.

Hudson Moves  
CJ Seconds  
All Approved

Mark suggested A frame signs - New Holland, 27th and Hunters Way to gather interest in running for the board and to attend the annual meeting. The board agreed that signs seem like a great idea and should be discussed by the election committee.

There was a discussion about the sprinklers: Sprinklers have been going off at weird times and straight up in the air. Covering part of the sidewalk and being cut at the wrong time of year. Right after they blossom.

A handwritten signature in black ink, appearing to read "CJ Cook", written over a solid black horizontal line.

CJ Cook  
Harvest Creek HOA  
Secretary