

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
JUNE 15, 2006**

In attendance: Therese Graff, Bill Harfst, Steve Kadish, Chris Kempa, George Lang, Herb LeBlanc, Dave Malcolm, Karen Malcolm, David Natrass, Joe O'Malley, Jill Peterson, Ron Rowe, Rick Cygan, Bill Kulis, Tina Kulis, Laura McNally. Absent: Sandi Schmidt.

The meeting was called to order by President Bill Harfst. The minutes of the previous meeting (5-04-06) were approved without correction.

Treasurer's Report

The books for the last fiscal year have been closed and the Federal Tax return will be sent in within the required 90 days. Our largest expense has been lawn maintenance for the monuments. We had a +\$960.89 net cash flow at the end of the 2005-06 fiscal year, starting the new year with \$8244.24. As of this date, our current balance is \$9394.56.

A tentative budget for the 2006-07 fiscal year was distributed. Two unknowns that still need to be resolved are liability insurance and landscaping maintenance changes. Several insurance options were presented and discussed; action will be taken after our review with the property manager. No date has been set for this consultation; we are currently waiting for a return phone call to set the meeting.

Landscape Committee

As per the Covenants, the SRHA is obligated to maintain the monument areas but the Covenants do not precisely define what constitutes "the monuments". Three of the four homeowners who have monuments on their property were present to discuss the requirements for mowing the area around the monuments.

During the May 4 meeting, the Board agreed to renew the contract with the landscaper to continue mowing all four monument areas. The Kulis and McNally families indicated that their objection to mowing around the monuments was incorrectly stated in the minutes of the May meeting when it said, "The Kulis and McNally families object to eliminating mowing around their monuments, citing increased costs and time on their part." They indicated to the Board that when the monuments (signs on Sands Road) were placed on their property, the Board agreed to mow the adjacent grassy area, but how large of an area would be mowed and for how long was not clearly defined. The Kulis and McNally families advanced the idea that actions by the previous SRHA Board meant that in return for their permission to allow the signs to be placed on their property the grass would be mowed for as long as the signs remained there. (Both signs were moved from their original location at the Crystal Lake Ave entrance and with the permission of the respective homeowners, reinstalled at the Sands Road entrance.)

After much discussion, it was agreed by all parties present that the Board has an obligation to maintain the monument areas as per the Covenants, but that the definition of what constitutes “the monuments” needs to be clearly defined. Chris and/or Bill will make an appointment with each homeowner to walk and define the area. A description and sketch will be included in the next Covenant update.

The homeowners at the Sands entrance were pleased with the landscaper used last season. They felt that they did a good job at their end of the subdivision. If there are any issues with the current mowing, they are to contact Chris. They also do not want the monument area enlarged or improved at present but agreed that the subject could be revisited at a future date.

Use Restrictions Notification

The primary purpose of the SRHA is to enforce the Covenants. Every homeowner has a copy and should be familiar with the rules and regulations.

The procedure concerning the best method for notifying members of Covenant violations was discussed and determined. After a complaint has been received, a letter will be sent citing the Covenant that is being violated and reminding the homeowner that they may contact a Board member with any questions or an explanation. If after two weeks the infraction is not corrected, a second letter will be sent requesting the homeowner to contact the Board with an explanation as to why they feel that the Covenant should not apply to them. The second letter will also state the penalties that the Board may impose as a result of the homeowner failing to correct the violation. Any fines or remedies imposed by the Board will initiate as of the date of the second notification letter. The Board will determine what corrective action is appropriate at its next regularly scheduled monthly meeting. Therese Graff will write this article for the next newsletter.

Architectural Committee

The finalized Architectural Approval Request Form was distributed. This vehicle will document all future requests. Eventually, it will be available for download at the website but can be obtained now from the SRHA Secretary and Dave Malcolm of the Architectural Committee.

Covenant Revisions and Changes

Suggestions for the Covenant revisions should be sent to the SRHA Secretary by July 1. They will be forwarded to George Lang who will present them to the Board at the September meeting. To date, 3 residents have emailed their comments to Jill.

Communication Committee

Jill has become familiar with the software used to create the website and will be able to update the site this summer.

The Fall 2006 newsletter will be published in September. She would appreciate any submissions by mid-August.

Preferred Contractor Program

The first example of group purchasing has been completed as the driveways have been sealcoated. Herb is happy that it was done with no hitches; everyone is pleased with the timing and the work performed. One family had no advance notification of the intended date so that they could move their cars (others had received letters with the date as well as a rain date) but as they were home, it was not a problem. Herb will inform the contractor of this small glitch so that it can be avoided next year.

The Scotts fertilization program is currently in effect with only one small billing problem. Herb will clear it up with Butch so that the overpayment is mailed to the homeowner.

In future, Preferred Contractor comparisons will be distributed earlier so that residents have time to evaluate the information. Snowplowing will be in the Fall (Sept.) newsletter and Lawn Care in the Winter 2007 (Jan.) newsletter. Gas and Electric rates will be increasing and will be featured in the Fall 2006 newsletter.

Social Committee

A Block Party is being planned by Nancy Evans and Karen Fichuk for the last Saturday in August. An application to close off the street will be sent in and the township will determine if Smith or Church Hill will be closed. Rick Cygan will provide his grill for the event. For that evening, a Movie Night is being planned.

A Neighborhood cookbook is being planned. Submit your favorite recipes to Karen Malcolm before Labor Day.

Old Business

If we cannot set up a meeting with the Property Manager, we need to find another consultant.

The Ibbotson dog run waiver is being written. After it is reviewed by the family, it will be ready for notarization and filing.

**The Next Board Meeting is tentatively scheduled for Thursday, August 17, 2006
7:30 p.m. at the Algonquin Township Offices.**

Respectfully submitted,
Jill Peterson, Secretary