

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 19, 2006**

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

The meeting was called to order by Vice-President Herb LeBlanc. The minutes of the previous meeting (9-21-06) were approved.

Treasurer's Report

The balance as of October 19 is \$9376.12. The insurance becomes effective 11/1/06; the \$1200 expense will be covered from the reserve.

Communications Report

The Fall newsletter has been emailed and also went out in the mail today. The Winter 2006 newsletter should be published in December with a focus on the upcoming Annual Meeting. The website will continue to be updated. Email accounts have been established for each of the directors and will be linked to the website. The Nelson home has been sold; Miranda and Harold Alt will be moving in with their 2 sons (ages 5 months and 16). The Directory will be updated and distributed at the Jan. 2007 Annual Meeting.

Vandalism Update

The website and newsletter are carrying the statement on their front page encouraging dialog within each family. The collection of information and data of future occurrences will give us leverage for a greater law enforcement presence in our neighborhood.

As Halloween approaches, residents should look around their property and remove any potential targets of mischief, such as lawn chairs, etc.

Preferred Contractor

The quotes for snowplowing are in the newsletter. The drop dead date for enrolling is November 1. This is the only plowing contractor who provided a quote for this season. Septic tank pumping will be the next service to be investigated. After the Annual Meeting, contractors will be invited to our monthly board meetings to pitch their services. Early bird signup will provide even more savings. Herb will continue to seek the best price for our homeowners from those who provide the products that we need.

Social Committee

The details of the upcoming events are in the newsletter. The Wine Tasting will have to be combined with the Neighborhood Batch Party because of the short period for responses. RSVPs will be accepted the same time as those for the Neighborhood Batch Party. The recipes for the cook book are due October 23rd and the form to be used was

attached to the email version of the newsletter and hand delivered to those without email. Karen is looking for volunteers for the December 2nd Progressive Holiday party.

Architectural Control Committee

The best way to proceed with missing driveway lamps was discussed. Voluntary compliance will be requested initially; all homes must be in compliance before closing on a sale. Residents are also encouraged to keep their lights on from dusk to dawn for better visibility of house numbers for emergency responders also.

Covenant Review Update

After discussion, the Board elected to make final revisions to the existing Covenants for approval by the Homeowners prior to considering or acting upon the recommendation of the Property Manager consultant to append Rules and Regulations, if any, to the Covenants and By-Laws. The general consensus is that a separate Rules and Regulations document is not prudent at this time. Before the next meeting, each board member is to review the portion of the covenants not yet discussed and send their comments to George Lang as soon as possible.

The Next Board Meeting is scheduled for Thursday, November 16, 2006 7:30 p.m. at the Algonquin Township Offices.

Respectfully submitted,
Jill Peterson, Secretary