

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
MAY 4, 2006**

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

The meeting was called to order by President Bill Harfst. The minutes of the previous meeting (4-8-06) were approved without correction.

Treasurer's Report

We have a current balance of approximately \$8700, due to less spending than projected.

- Lawn care: \$250/month projected \$0 actual
- Communication costs
- Utilities: \$60 credit as we had been overcharged the month before

At the end of this fiscal year, we should have a possible balance of \$8000 and the Reserve will grow about \$1000.

The projected 06-07 budget was presented. The lawn care and insurance issues need to be resolved. Board members were instructed to look over the budget, giving input to Joe O'Malley. This budget should be finalized at the next meeting.

Postcards with the \$70 dues assessments will be mailed by the middle of the month and will be due June 30. The fiscal year runs from June 1, 2006 – May 31, 2007.

Karen shared a quote for insurance. We need to establish recommended minimum coverage for general liability, an umbrella, and Directors & Officers coverage so that we can adequately compare quotes from several companies. The quote will be tabled until we can consult with the property manager; the questions were added to the list.

Covenant Update Committee

When the last 2 notarized signatures are obtained, the approved covenants will be filed at the Courthouse. Ron proposed that only signatures of the President and Secretary will be needed if the issue had been voted and passed by the Board. Motion passed.

The next step of the Covenant Review is to get comments and suggestions for substantial changes from the residents in the next 45-60 days. These should be sent to Secretary Jill Peterson (before July 1st) and Jill will then distribute them to the appropriate persons. After the residents' input is received and reviewed, George will present a punch list to the Board. We need to check with the property manager consultant if there are 'model bylaws' available.

The Covenants will be emailed to all residents (hand delivered to the 4 homes without email) for their review and comments. An article will be included in the upcoming newsletter to remind everyone of the deadline for comment/suggestion submissions.

Once the filed copy is returned by the County Registrar, each resident will receive a paper copy in the mail; the date and file number will appear on each page to eliminate future confusion.

Architectural Committee

The Fichuk waiver needs 2 more notarized signatures before it can be filed.

A proposed Architectural Approval Request form was reviewed and reworked. The items indicated in the Covenants that require Architectural Committee approval need to be more clearly defined and included on the Request form. The threshold costs for these changes will also be identified and they may be subject to review and changed in the future. Only Architectural Committee signatures are needed. A motion was made that the Architectural Committee be comprised of the Officers and Committee members. Motion passed.

Communications Committee

The Summer 2006 newsletter should be mailed around June 1st.

Landscape Committee

The bids for the proposed Sands Road monuments improvements were discussed. We debated over hiring for all the work, some of the work, or none of the work. Once the beds are cut out and the boulder walls constructed, it doesn't cost much more to dig and plant the trees and plants. We will use reserve funds and a one time assessment to make up the difference. With the insurance issues raised since the Annual Meeting, we may need to raise dues next year to cover additional expenses.

A contract with a lawn mowing service has not been obtained as the Board felt that the 4 homeowners with monuments should be responsible for mowing the grass around the monument. Originally, the grass around the monument on Lot 1 had to be cut while the lot sat vacant. The Kulis and McNally families object to eliminating mowing around their monuments, citing increased costs and time on their part. The SRHA is responsible for maintaining the monuments but the Covenants do not clearly define what the monument is. The Board feels that the signs, planting beds, and boulders are the monuments, not the surrounding grass.

Until we can clearly define what constitutes "the monuments," the Board agreed to continue mowing a limited area around each entrance monument. While mowing is expensive relative to our current amount of dues (approximately 25% of our budget), a tidy entrance benefits the entire community. A motion was made to continue mowing as it stands now and follow up with the affected homeowners as to what we need do to enhance the monument areas. Motion passed.

All homeowners should be mowing their lots all the way to the street. The berms along Sands and Crystal Lake Avenue are mowed 3-4 times a season by Algonquin Township.

Bill moved to meet with the affected homeowners and talk about improving the monuments and concurrently work towards defining the monument area. Motion passed.

To edge, mulch, trim and weed the monuments will cost \$400.

The Algonquin Township has free 3 pound bags of salt-resistant grass seed available to residents. Free mulch is also available. If anyone has potholes or damaged edges to the road near their home, they should call Chris or the township directly. The crushed rocks are needed at the side of the road to support the road edges and to prevent crumbling of the roadway. A right turn lane sign has been placed by the township at our Crystal Lake Avenue entrance.

Chris will get potential dates when the property manager will be available for consultation. We have our list of questions.

Preferred Contractor Program

Herb is disappointed in the response for sealcoating. 6 residents have signed up but 4 more are needed. If the additional families aren't interested, Herb will have to renegotiate the price. Scotts has had a few calls. The offer is for 4 applications; a 7% savings can be realized if 6 applications are contracted. The program has had limited success and he'll try again to gauge interest at the Annual Meeting.

Social Committee

Social functions have always been self-funded and separate from the Homeowners' Association, for tax purposes and now for insurance purposes. Karen Fichuk and Nancy Evans are planning the summer Block Party. The Evans' have volunteered their pool and yard. Because of insurance issues, SRHA needs to distance ourselves from the party until we have insurance. They can have a party and invite everyone via email. We can mention it in the newsletter. Karen will discuss this with the party planners.

Justine Weissmann is organizing the neighborhood garage sale May 18-21. Please call Justine as soon as possible if you will be joining in the fun. A time needs to be determined for the evening neighborhood walk. We should get a report on the Easter Egg Hunt published in the next newsletter.

New Business

There have been complaints about homeowners parking trucks and trailers in their driveways overnight in violation of the covenants – Article Four Use Restrictions - 4.09 No truck, bus, trailer, boat, camper or similar articles shall be parked or stored, either temporarily or permanently, on any Lot unless it is under a permanent roof. A list of homeowners needs to be compiled and letters sent.

Next Board Meeting: June 15, 2006 7:30 p.m. at the Algonquin Township Offices.

Respectfully submitted,
Jill Peterson, Secretary