

## STEEPLE RUN HOMEOWNERS' ASSOCIATION

### ANNUAL MEETING MINUTES

January 20, 2018

**Board Members Present:** Herb LeBlanc, Jim Maier, Steve Kadish, Joe O'Malley, Linda LeBlanc, Karen Malcolm, Arlanda Brantley, Brooke Ziolo, Kirk Hensley, Dan Annen (via phone)

**Homeowners Present:**

Mike Dombrow, Ashley Annen, Jason Ziolo, Beth McBreen, Ron Rodewald, Kim & John Mazur, Maireen Llanes, Rodrigo Leudo, Tammy & Thomas Rice, Jennifer Mark, Jack & Crystal Senyshyn, Jill Peterson, Donohoe (proxy Peterson), Valentina Bachir, Don Jacoby, Harfst (proxy Peterson), Hudson (proxy Peterson), Klendworth (proxy Peterson), Rodewald (proxy Peterson), Weissmann (proxy Peterson), Dan & Dawn Fox, Amy Hensley, Jim Schlough, Kirchberg (proxy Peterson), Babington (proxy Dombrow), Buthod (proxy Dombrow)

**CALL TO ORDER:** Steve Kadish called meeting to order at 10:00 A.M.

Introductions of Board Members present and Homeowners present were held. Herb LeBlanc reviewed the roles of current SRHA Board Members. Other than Board Secretary and Board Treasurer, the SRHA Board, by agreement, does not maintain title designations in order to better serve the SRHA community. Minutes from 12/5/17 SRHA Board Meeting were approved.

#### ACTIVITIES OF THE SRHA BOARD

- **LANDSCAPING:** Joe O'Malley reviewed improvements made at the Smith Road and Sands Road entrances. SRHA will continue contractual services with Gomboy Landscaping.
- **PREFERRED CONTRACTORS:** Herb LeBlanc reviewed/updated status on Arrow Septic and plans are to continue. Dan Annen reviewed/updated status on Bello Sealcoating and Dan Brown as new vendors for sealcoating drives.

#### TREASURER'S REPORT

Brooke Ziolo provided copies of current SRHA financial report. Current fiscal year is 6/1/17 to 5/31/18. SRHA income is meeting SRHA budget. Projected cash flow is consistent with prior year estimate. SRHA is in a positive cash flow position and is in line with prior years. At the end of December 2017, the financial balance of SRHA was \$13,130.29 which includes \$5,000.00 reserve as mandated by the State of Illinois. A complete financial report will be posted on the Steeple Run website.

Brooke reported that all 2017 assessed SRHA annual dues have been paid. Additionally, Brooke mentioned that the SRHA liability insurance premiums continue to increase annually by about \$100 and asked for volunteers to help to determine if more economical options are available.

## **ELECTION OF BOARD AND COMMITTEE MEMBERS**

### **Outgoing Members:**

- Dan Annen
- Joe O'Malley
- Jim Maier

### **New Members / Re-elected Members**

- Mike Dombrow: Newly elected
- Crystal Senyshyn: Newly elected
- Karen Malcolm: Re-elected
- Arlanda Brantley: Re-elected

**Violations:** Should we place a lien on the pool violators' properties as soon as the pool goes up?

- Jennifer Mark, who received a violation letter, acknowledged she has been in violation for the past 3 years of having an above the ground pool and she will continue to be in non-compliance in spite of the letters received. She inquired about other violations in the neighborhood such as fences, sheds, boat trailers, signs in front yards and a missing lamppost that have not been addressed by the Board was questioned. This homeowner felt that members of the Board are singling out this property. She felt no one discussed this as they have done with others when they were in violation of the Covenants.
- Steve Kadish proposed an offer to her to join the Board and become ore actively involved. He reassured her that the Board and homeowners are not enemies.
- Covenant changes were discussed. Jason Ziolo suggested that we should change the 80% required to pass a change/addendum to the Covenants to a lower percentage. Many percentages were discussed, i.e., 75, 70, 67, 66, 2/3, 51, 50 and 40.
- It was discussed that we really don't have a way to enforce any of the Covenants other than a lien on the property or in the case of grass height above 8 inches, having it mowed and charged back the homeowner for that service.
- Joe O'Malley suggested we need additional ways to enforce the Covenants.
- Rodrigo Leudo said that we need to establish a protocol for violations and suggested setting up a committee and offered to help with a Compliance Committee.
- Covenants are supposed to be given to realtors when they are showing property in Steeple Run. Ultimately, it is the new homeowner's responsibility to know if there is an HOA as pointed out by Atty. Steve Kadish.

**Meeting adjourned:** 12:00 p.m. by Steve Kadish and seconded by Kirk Hensley.

## STEEPLE RUN HOMEOWNERS' ASSOCIATION

### BOARD MEETING MINUTES

January 20, 2018

**Board meeting called to order:** Steve Kadish called the meeting to order at 12:02 p.m. Seconded by Kirk Hensley.

- The swing set on Church Hill Ln was first order. Dawn Fox requested a discussion of the placement of the swing set. Joe O'Malley suggested amending the Covenants to have playsets not be in front of the house and not in front of the building line if not opting for a backyard placement.
- The Covenants were reviewed, and it was determined that the swing set in question is not in violation of the current Covenants.
- The Board approved a Compliance Committee, which will consist of Mike Dombrow, Jim Schlough, Crystal Senyshyn, Jennifer Mark, and Rodrigo Leudo.
- Brooke Ziolo agreed to continue as Treasurer.
- Kirk Hensley offered to take over as Secretary and will coordinate with the outgoing Secretary, Jim Maier, for an easier transition. Kirk will add Jill Peterson to distribution of all stages of minutes along with the Board; Jill will post FINAL minutes to the website and disseminate to all homeowners via email.
- Jason Ziolo will work on an addendum to a lower percentage of passing votes needed to make changes.
- Jill said the Covenants take precedence over the Bylaws.
- Jill asked that everyone review the Covenants to determine if any other changes are needed. The last changes were made in '06 – '07 and it took almost a year to complete.
- Social Committee: Karen Malcolm, Linda LeBlanc, and newly volunteered Beth McBreen and Ashley Annen now comprise the Social Committee and they plan to convene soon.
- Next Board meeting is March 13, 2017 at 7:00 p.m. at the Algonquin Township Office. Everyone is welcome to attend.

**Meeting Adjourned:** 12:49 p.m. by Steve Kadish. Brooke Ziolo seconded.