

Minutes of the 4/11/2011 Meeting of the Steeple Run Homeowners Association Board

The meeting of the SRHA Board was called to order by Mike Reitcheck on 4/11/2011 at 7:40 p.m. at the home of Irene Cygan. The following board members were present:

Irene Cygan
Bill Harfst
Steve Kadish
Joe O'Malley
Jill Peterson
Mike Reitcheck

Karen Malcolm and Herb LeBlanc were absent.

MINUTES

As there were no changes to the minutes of the 1-22-11 meeting, they were approved as submitted.

TREASURER'S REPORT

Joe O'Malley reported a balance of \$11,998.11 in the Association's account. We expect to be on plan for the year with the possibility of a slight year over year improvement in overall cash flow. Dues notices will be sent out in May. Annual dues of \$85 are due June 1. As agreed upon last year, homeowners in arrears after August 1 will be charged an extra \$25 service charge fee and interest at 1-1/2% per month for nonpayment.

COMMUNICATION

Jill Peterson reported that the next newsletter will be out at the beginning of June. Dates of note include June 18 for the picnic and May 21 for the landscaping clean-up.

There was no Preferred Contractor report, as Herb LeBlanc was absent.

There was no Social Committee report, as Karen Malcolm was absent

ARCHITECTURAL COMMITTEE

Bill Harfst reported that the construction appears to be completed at the Nath's home, although the signs are still up. Bill will handle by providing the Nath's with a copy of the stamped board approval. Dave Malcolm has the stamp, but it may need to be replaced.

LANDSCAPING COMMITTEE

The Annual Clean-up for pruning and cleaning up around the monuments was scheduled for Saturday, 5/21/11 at from 9:00 a.m. till noon. It was suggested that more roses be added and the anodized metal letters "Steeple Run" mounted on the brick monument be painted to be more visible. That would require repainting every year. The monuments will be checked during the clean-up. By unanimous vote, the Board approved using the same landscaping contractor for grounds maintenance services this year at the same cost.

OLD BUSINESS - STREET SIGNS

At the meeting with Algonquin Township, there was discussion of the proposal for the association to pay \$5,000 over two years for 12 upgraded street signs and stop signs mounted on round black posts, including hardware, installation and future repairs and replacements. The board discussed adding to the proposal upgraded speed limit and "Stop Ahead" signs mounted on square black posts, as well as black paint on the back of each sign. The township would need the Steeple Run logo in a format they can use with their Corel Draw program. Bill or Jill will provide the logo by either scanning the logo or reproducing on a CAD program.

It was moved and approved by unanimous vote of the Board to authorize expenditure of not to exceed \$5,000 over two years to Algonquin Township for the upgraded sign project.

Bill Harfst will write up the scope of the work to include painting the back of the informational and speed limit signs on square black 2 inch poles with no holes punched out and provide examples of the signs to be mounted. The document will be submitted to board members by email for comments. The proposal will then be presented to Algonquin Township by Bill Harfst and other board members.

Concern was expressed about using up much of the reserves to pay for the upgraded signs although these improvements would provide visible return on investment for homeowners. By-laws provide for a mandatory \$5000 reserve for unexpected expenses, which will continue to be maintained. Treasurer Joe O'Malley foresees no problem with the budget if expending \$2,500 per year for two years for the signs.

The next Board meeting will be held on Tuesday, August 16, 2011 at 7:30 at the home of Irene Cygan.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by Irene Cygan, Secretary.