

**STEEPLE RUN HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, AUGUST 20, 2019 7:00 p.m.**

**In attendance:** Arlanda Brantley, Janice Hudson, Steve Kadish, Herb LeBlanc, Karen Malcolm, Jill Peterson and Crystal Senyshyn.

**Call to Order:**

Meeting was called to order by Acting Board Chairperson Steve Kadish at 7:15 p.m. and a quorum was established.

**Approval of Minutes:**

Approval of the June 25, 2019 Board meeting minutes was made via email and the minutes distributed to residents on June 30<sup>th</sup>.

**Treasurer's Report:**

As of August 20, the dues assessment remains unpaid for only one member household. The grace period has elapsed, and the owners notified in early August. Certified letters will be mailed outlining the amount due which now includes a late fee and interest. If the invoice remains in arrears, a lien may be placed on the property and the homeowner of record at the time of the assessment additionally will be responsible for the cost of collection and any reasonable attorney fees (Article Seven 7.03, 7.04, 7.10 and 7.11).

The 1Q Report (as of July 31 and posted on our website), General Ledger and Bank Statement were reviewed. Jill motioned to accept the Treasurer's Report, Steve seconded. Motion passed.

June and July expenses were discussed and approved by the Board.

**Architectural Committee Report:**

A request for an inground pool at 4018 Steeple Run was conditionally approved by the Board, provided that the homeowner obtains the necessary McHenry County building permits and inspections. Herb will follow-up on the building permit.

**Communications Committee Report:**

Karen shared the form to be signed by new residents which acknowledges receipt of the Covenants.

Jill noted that website statistics indicated that 21 new visitors viewed our website in the week of August 6-11, up 95% from the previous week.

**Compliance Committee Report:**

After personal visits, two issues of non-compliance were resolved, and owners' understanding and adhering to the Covenants is appreciated by all.

Reminders: Detention basins must be free of plantings and the grass kept mowed to under 8" in height (Article Four - 4.12, 4.13 and 4.15).

Trailers, campers/RVs and boats are not allowed to be parked in driveways. Please direct questions to the Compliance Committee (Article 4.09).

### **Landscaping Committee Report:**

No progress has been made with our 2 sign requests at the township level. Mr. Gasser sent our request to correct a dangerous situation at the Smith entrance to the County. After examining the street sign at Steeple Run and the western end of Church Hill, the township determined that the street sign would not be moved to the opposite corner and instead the tree should be trimmed to improve visibility.

A resident requested that we consider placing benches along our streets for walkers to rest; the request was shelved after discussion since we have no common property along the roadways on which to place benches.

### **Preferred Contractor Report:**

There are currently no Preferred Contractor offers. Herb will contact Arrow Septic to arrange dates for discounted septic tank pump outs. He will request Saturday October 5 and 12; the confirmed dates will be available on the website and an email with the offer will be emailed to member households on record.

### **Old Business:**

Estimates for replacing the dry-rotted wood fencing at the Smith entrance were not obtained before the meeting and will be distributed to Board members via email.

Jill will cut out the dead wood in the Smith entrance barberry shrubs and will request the township pick them up.

An estimate for mulching the four monument areas will be requested from Gomboy.

### **New Business:**

Signs for garage sales, home sales, parties, etc., should be removed promptly. Permission should always be obtained from the neighbor homeowner before placing a sign on a neighbor's property.

### **Next Meeting:**

The next SRHA Board meeting will be held Tuesday November 12, 2019, at 7:00 p.m. at 3709 Church Hill.

Herb will request a **Saturday January 18, 2020** reservation at the Algonquin Township office for our Annual Meeting. All residents are welcome and encouraged to attend.

### **Adjournment:**

A motion to adjourn was made by Steve at 9:06 p.m., seconded by Crystal. Motion passed.

Respectfully submitted,  
Jill Peterson, SRHA Secretary