

**STEEPLE RUN HOMEOWNERS' ASSOCIATION MEETING MINUTES
NOVEMBER 19, 2005**

In attendance: Bill Harfst, Chris Kempa, George Lang, Herb LeBlanc, Karen Malcolm, Joe O'Malley, Jill Peterson

The meeting was called to order by President Bill Harfst and the minutes of the previous meeting (10-22-05) were approved without correction.

Treasurer's Report

Of the \$5180 collected (dues), \$2593.41 has been spent, leaving a balance of \$2766.59. Our fiscal year budget is on schedule. The fiscal year runs from June 1 – May 31.

The IRS has acknowledged receipt of our tax returns from 1994 to present and has agreed that we do not need to file tax returns for the prior years.

Covenant Update Committee

The proposed update was discussed and questions concerning our liability exposure for common areas (the monuments) were brought forward. Some minor typing and wording corrections will be made by George. The front page will be modified to conform to the wording required by the Courthouse. There will be time to study the documents before the annual meeting as well as time at the meeting for discussion and questions.

Copies of the proposed Covenants and Bylaws will be distributed to each household, via email and USPS mail, within the required 30-60 day window. The mailed copies will have a proxy vote sheet included. A notice will be put in the newsletter stating if residents haven't received their packet by Dec. 10th, to please contact Jill Peterson (477-0090). Residents will have 3 ways in which to vote on the proposed updated Covenants: in person at the January 26th Annual Meeting, by delivering a proxy vote to the Secretary one week before the Annual Meeting (by January 19th), or by tendering their proxy vote to the SRHA Board.

Architectural Control Committee

The Kadish waiver has been filed. Ron Rowe had some questions about the waiver and may request one. Bill will write a letter to all owners who could have fences or dog runs that do not meet the new amendment to explain their options. Dave Malcolm will survey the existing fences and dog runs.

Communication Committee

Draft copies of the Winter newsletter were shared. The mowing contractor information will be moved to the Spring 2006 newsletter to provide room for Herb's more timely snow plowing contractor comparison. The newsletter will be both emailed and snail mailed. The Spring 2006 newsletter will be published around March 1st. Submit any news/articles/concerns to Jill for inclusion.

The Littrells have the website content loaded and are working on the accompanying graphics. When the site is ready, Jill will alert the officers so that they can review the content.

Jennifer Mark has volunteered to be our Welcome Committee. If anyone sees a new family moving in, please let her know. The Johnsons have purchased Terrana's former home but they have yet to move in. Jennifer has copies of the directory, meeting minutes and newsletters since May 2005. After the updated Covenants and Bylaws are approved, they will be included in the Welcoming packet. If a For Sale sign sprouts in our subdivision, please let us know so that we can make sure that the realtor has a current copy of our Covenants and Bylaws for potential buyers.

Landscape Committee

The current lawn mowing service provides 3 men, weekly/as needed from April – November for \$200/month. Fertilizing, pruning and weeding are extra. Since the 4 monument-containing lots are now built, it is no longer necessary to have a service mow the small area that they do. Chris will check with the 3 other homeowners. Chris will start getting bids for next year's landscaping maintenance to include an annual cleanup, weeding and mulching, with and without mowing.

The monument lights on the east side of Smith have been repaired and are noticeably brighter than the other side, which will be replaced soon.

The proposal of the Northwest Property Managers was discussed. As their services are not needed at this time, Chris will schedule a one-time review for mid-February.

Two reusable lighted wreaths will be purchased for the Crystal Lake Ave. monuments.

Preferred Contractor Program

Herb presented the results of his survey of snow plowing services which will be included in the upcoming newsletter. Some changes were made to the wording of the disclaimer. He will survey the driveway sealing services next.

Social Committee

The deadline for the Holiday Party is next Wednesday Nov. 23rd. The dates appear on page 1 and twice on page 3 of the newsletter. It will also be mentioned in the body of the accompanying letter.

New Business

Joe brought up the dangerous practice of some drivers eastbound on CL Ave. who pass cars waiting to turn left onto Smith by swerving into the right turn lane. By passing the turning cars on the inside, the eastbound cars come uncomfortably close to the front ends of cars waiting to leave our subdivision on Smith as they have to creep forward of the stop sign to avoid the obstructions that the utility poles cause in order to obtain a clear sight line. Passing on the inside also nearly causes an accident if there is a car slowing to turn right into our subdivision when they swoop into the right turn lane to pass. A letter

will be drafted to the Township Highway Supervisor highlighting the hazard and suggesting a Do Not Pass on the Right sign, a Turn Only Lane sign and striping on the roadway in the turn lane.

The holiday party plans were made this year with the comments and complaints of the residents in mind. It was suggested that we survey the homeowners in the March newsletter to see which social events would be of interest. Some ideas include a picnic or block party, Christmas party, golf outing, cookbook, lawn mower racing, Easter egg hunt. Any suggestions from the residents would be welcome. It might be possible to also include this poll on the website.

To facilitate the smooth transfer of information from one officer to his successor, Herb suggested that we borrow from the corporate world and provide all officers with uniform ring binders and index tabs to organize the information. We need to determine the index tab categories.

The Annual Meeting will be held Thursday January 26, 2006 7:00-9:00 p.m. at the Algonquin Township Offices. Because of the holidays, there will be no Officers' Meeting in December. The next meeting will be held Saturday January 7th, 2006 with the focus on the upcoming Annual Meeting. If any residents are interested in attending the January Officers' meeting, they should contact Bill Harfst for time and place information.

Respectfully submitted,
Jill Peterson, Secretary