

STEEPLE RUN HOMEOWNERS' ASSOCIATION MEETING MINUTES 08-06-2005

In Attendance: Bill Harfst, Chris Kempa, Herb LeBlanc, Dave Malcolm, Karen Malcolm, Joe O'Malley, Jill Peterson

The meeting was called to order by President Bill Harfst and the minutes of the previous (June 27, 2005) meeting were approved.

The committees were updated. Tina and Bill Kulis and Laura and Joe McNally will join the Scichitanos and Chris Kempa on the Landscaping Committee. The Covenants and ByLaws Committee volunteers need to be contacted; they haven't started working yet to our knowledge. Greg Wallis would like to serve on the Architectural Committee as a consultant only.

Treasurer's Report

There are 17 homeowners with their dues still outstanding; they will be sent reminders. 2 of the outstanding accounts are empty homes. The Lee family has moved out and the Ibbotson family will be moving in; Ibbotson contact information was given to Joe. The Terrana property is in foreclosure. The bank/property management firm will take care of the lawn maintenance and dues. A bill was submitted for mowing and the dues with the hope that we will be paid. It is possible that we may need to file a lien on the property.

Architectural Committee Report

The committee has yet to meet and work on the wording of the grandfather issue. There appears to be zero effort and interest to rewriting the fencing amendment to include grandfathering. After much discussion of this urgent issue, a motion was made to file the signed petition as it has been approved by the needed majority. The homeowners (1 pool, 2 yards, and possibly 3 dog runs) of existing fences and dog runs can petition the Architectural Control Committee for an exemption near the time of sale. Bill will write a letter to affected homeowners who are not in compliance to explain their options until they sell. The letter will be approved by all of us and sent with a return receipt requested.

Landscape Committee Report

Chris checked into a need for the association to purchase insurance to cover the monument areas. He was advised that the personal liability insurance of each Steeple Run Homeowner should cover that. Any injuries on the monuments should be the responsibility of all homeowners. There is no value to purchasing added coverage.

The light bulbs on the signs need replacing. Some of the light fixtures are damaged and need replacing. The question was raised as to who has the key to the electrical box; Chris was going to check with Brian Mulville.

Covenant Review Committee Report

No one was present today; Bill will contact all on the committee.

Communication Committee Report

This committee currently needs volunteers. We will try to publish a quarterly newsletter, with September 1 for the first issue. Bill will provide welcoming remarks and outline our goals. Contact numbers will be included. Many content ideas were raised; we should have no difficulty filling the next few newsletters but if we find a lack of news in the future, we can scale back to 2 or 3 issues a year.

The Directory is being updated. 32 entries have been verified and 42 remain to be checked and updated. The partially updated listing was given to those present to work from, with the unverified information in red.

Steeplerun.org domain name has been renewed. Jill will investigate the cost of various options based on the level of service. For now, the site will be Read Only with officer and committee contact information available. No passwords for now with possible e-links in the future.

New Business

Jennifer Mark (4208 Church Hill) has volunteered to Welcome new residents to Steeple Run. Karen Malcolm will do it if Jennifer doesn't.

Herb LeBlanc brought up the idea of Preferred Contractors and he will look into it some more. Sealcoating, lawn care, mulching, snowplowing, painters, electrical contractors were all mentioned.

Chris Kempa will check on fees for a property manager to see if there is any value to Steeple Run.

The next meeting will be held the third Saturday in September, September 17th.