

STEEPLE RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING MINUTES – JANUARY 17, 2015

Board Members Present: Herb LeBlanc, Joe O'Malley, Jim Maier, Steve Kadish, Jack Senyshyn, Jim Schlough, Mike Reitcheck. (Absent: Karen Malcolm)

Homeowners Present: Linda LeBlanc, Jill Peterson

Joe O'Malley called meeting to order at 10:05 AM

ACTIVITIES & ACCOMPLISHMENTS OF THE SRHA BOARD

Jim Schlough recognized and thanked the SRHA Board for their gift to World Vision in memory of his wife, Sharon.

Herb LeBlanc reported another successful Spring and Fall program with preferred contractor Arrow Septic. Herb expects Arrow Septic to continue with Steeple Run in 2015 with details for spring dates to follow.

TREASURER'S REPORT

Jim Schlough presented the SRHA 2014-2015 Fiscal Year to Date financial statement, along with projected financial obligations through fiscal year end. Jim is estimating a positive cash surplus which will correspond to historical levels. All prior significant financial obligations have been met including liability insurance, utilities, and common grounds maintenance. Additionally, the matter of responsibility for the new street signs has been resolved with Algonquin Township and no additional costs are anticipated for this project. The financial health of SRHA remains good. Looking forward to fiscal year 2015-2016, the SRHA budget will include anticipated increases in utility and insurance costs, plus a 10% increase in common grounds maintenance services from Gomboy which the Board approved.

ELECTION OF BOARD AND COMMITTEE MEMBERS

Jim Maier, Karen Malcolm, Joe O'Malley, and Jack Senyshyn were re-elected to the SRHA Board, each for a two year term ending January, 2017. Mike Reitcheck, Herb LeBlanc, Steve Kadish, and Jim Schlough each have one year remaining on their respective terms ending January, 2016. Linda LeBlanc was elected to the SRHA Board for a two year term ending January, 2017.

Karen Malcolm and Linda LeBlanc will continue to serve on the Welcoming Committee; Herb LeBlanc and Joe O'Malley will continue to serve on the Landscaping/Architectural Committee, assisted by Dave Malcolm.

Jim Maier was re-elected to SRHA Board Secretary and Jim Schlough was re-elected to SRHA Board Treasurer, each for a one year term ending January, 2016.

OLD BUSINESS

Joe O'Malley reported that the Smith Road sign entrance lighting has been repaired.

NEW BUSINESS

Joe O'Malley made a presentation pertaining to the replacement of the Sands Road entrance signs as the current signs are beginning to deteriorate. With assistance from Herb LeBlanc, and with input from SRHA Board members, thorough research was performed to insure permitting, design, materials, cost, and schedule met the criteria established by the Board. This would be a major capital expenditure, but one which the Board sees as an investment in upgrading the appearance of our neighborhood, and one which would benefit all Steeple Run residents. After detailed discussions, motions were made by Mike Reitcheck and seconded by Steve Kadish leading to the following unanimous votes:

1. Approval to proceed with replacement of both (2) Sands Road entrance signs
2. Approval of Unified Composite-Polyurethane Sign style.
3. Project not to exceed \$11,000 for material and installation, plus permit fees to be determined and approved by Board.

Joe and Herb will finalize contract details with contractor prior to 2/8/15, and obtain McHenry County approval under the new uniform code for residential signs. Anticipated start of project is late spring, with completion mid-summer, 2015.

Linda LeBlanc and Jill Peterson raised concerns about non-participation of Steeple Run residents in voting matters requiring a quorum by guidelines of SRHA Covenants. Discussion was held on the topic and the Board agreed to investigate possible solutions at it's next scheduled meeting.

As follow up, and as one potential solution to above, Joe O'Malley asked if communication to Homeowners could be improved, i.e. delivery of Board Meeting minutes, SRHA updates, and general information. It was agreed, with input from Jill Peterson, that pertinent information will continue to be posted on Steeple Run website, but in addition information will be sent by Secretary direct to Homeowner's e-mail address of record.

ADJOURN

Motion was made by Mike Reitcheck to adjourn meeting and seconded by Jim Maier.

Meeting adjourned at 11: 40 A.M.

PLEASE NOTE

At the conclusion of the Annual Meeting, the SRHA Board briefly met to approve the minutes of the 12/16/14 Board Meeting and established May 5, 2015 as the date for it's next regularly scheduled meeting. All residents are welcome.

Minutes respectfully prepared and submitted by:

Jim Maier, Steeple Run Homeowner's Association Secretary

