

STEEPLE RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING MINUTES – January 16, 2016

Board Members Present: Herb LeBlanc, Mike Reitcheck, Jim Maier, Jim Schlough, Steve Kadish, Joe O'Malley, Linda LeBlanc, Karen Malcolm

Homeowners Present: Jill Peterson, Ron Rodewald, Chris Sosnowski, Arlanda & Dover Brantley, Nameeta Vedak, Walter & Valentina Bachir, Harold Alt

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

Introductions of Board Members and Homeowners were held. Herb LeBlanc reviewed the roles of current SRHA Board Members. Other than Board Secretary and Board Treasurer, the SRHA Board, by agreement, does not maintain title designations in order to better serve the SRHA community.

REVIEW OF 2015 SRHA BOARD ACTIVITIES & ACCOMPLISHMENTS

- **LANDSCAPING:** Joe O'Malley reviewed improvements completed at the Sands Rd. entrance, specifically procurement and subsequent installation of the new entrance signs. This project was completed on time and on budget. Several Board members, and attending Homeowners, expressed their thanks and satisfaction with this significant improvement to the Steeple Run community. Overall, to date, the Board is pleased with the service and price structure that has been provided by Gomboy Landscaping for maintenance of common Steeple Run property.
- **ARCHITECTURAL:** Herb LeBlanc, with support from Linda LeBlanc and Jim Schlough, discussed the Board's efforts to maintain a professional approach to insuring all SRHA family members' interests are being protected relative to foreclosure properties within the Steeple Run subdivision. Included in these interests are outside property maintenance and collection of delinquent SRHA annual dues.
- **PREFERRED CONTRACTORS:** Herb LeBlanc reviewed/updated status on current Steeple Run preferred contractor Arrow Septic. Herb also introduced potential new preferred contractor Radon Detection Service.

TREASURER'S REPORT

On behalf of Jim Schlough, Joe O'Malley provided copies of current SRHA financial reports. Our current fiscal year is 6/1/15 to 5/31/16. SRHA income is meeting SRHA budget and the projected cash flow is consistent with the previous year estimate. SRHA is in a positive cash flow position which is in line with prior years. At the end of December, 2015 the financial balance of SRHA was \$9,180.28. This balance includes \$5,000.00 reserve as mandated by SRHA covenants. The financial health of the SRHA is good. Also, and in reference to Architectural report above, Joe advised receipt of \$369.53 as payment of back dues and penalties pursued and collected from the 4209 Belson Court foreclosed property.

OLD BUSINESS

A question was raised to the Board regarding its handling of reported violations to SRHA covenants specifically related to the parking of trucks, trailers, and boats on Homeowner's properties. The Board advised that (3) Homeowners were made aware of covenant violations in 2015 and that all violations were indeed resolved. Jim Maier also responded that the Board tries diligently to resolve all reports of covenant violations amicably and without confrontation with the Homeowners cited.

NEW BUSINESS

Herb LeBlanc provided an overview of Board member responsibilities and the call for new members.

Two year service terms of Board members Mike Reitcheck, Herb LeBlanc, Jim Schlough, and Steve Kadish have expired. All four gentlemen volunteered to have their terms extended and were re-elected by appropriate quorum. However, Jim Schlough advised that he is resigning from his designated position of SRHA Board Treasurer. Board members Jim Maier, Karen Malcolm, Linda LeBlanc, Joe O'Malley, and Jack Senyshyn have one year remaining on their term, and Joe O'Malley has offered to serve as SRHA Board Treasurer on an interim basis. Additionally, Jack Senyshyn has resigned his position on the SRHA Board and the Board welcomed its newest volunteer member, Arlanda Brantley.

Discussion was held on ways to improve communication within the SRHA community. Among example topics were development of a home contractor comment list, current events such as new requirement for on-line IL state license plate renewal, and other ideas that may be of interest to SRHA families. Homeowners Jill Peterson and Chris Sosnowski offered their services to develop a link within the SRHA website for this purpose.

NEXT MEETING

The next SRHA Board Meeting is scheduled for Thursday, April 21, 2016 at 7:00 PM at Herb & Linda LeBlanc's home. All SRHA members are welcomed to attend.

ADJOURN

Motion to adjourn meeting was made by Herb LeBlanc and seconded by Steve Kadish.

Meeting adjourned at 11:05 AM.

Minutes respectfully prepared and submitted by:

Jim Maier, Steeple Run Homeowner's Association Secretary

