

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
TUESDAY SEPTEMBER 11, 2018 7:00 p.m.**

In attendance: Steve Kadish, Linda LeBlanc, Karen Malcolm, Jill Peterson, Crystal Senyshyn and Brooke Ziolo.

Absent: Arlanda Brantley, Herb LeBlanc.

Call to Order:

Meeting was called to order by Acting Board Chairperson Jill Peterson at 7:02 p.m. as a quorum was established.

Approval of Minutes:

A motion to approve the minutes of the July 10, 2018 Board meeting was made by Brooke and seconded by Steve. Motion passed.

Treasurer's Report:

Payments for the 2018-2019 Dues have been received from 72 households. Brooke has sent Past Due notices to the 2 households still outstanding, including the interest and late fees which have accrued after July 31.

The Treasurer's Report in the 1Q newsletter will be the Income/Expense Report at the end of the 2017-2018 Fiscal Year which ended May 31. Cash on hand on May 31 was \$7275.79. The 1Q Income/Expense Report will be available on the website.

Architectural Control Committee ("ACC") Report:

Herb visually checked 4111 Steeple Run for compliance with our Covenants and notified Brooke so that their Closing Letter could be issued.

An idea from the July meeting, to be proactive and check homes for compliance as soon as the For Sale sign is noted, will be shared with the ACC for their consideration. Early inspection will also allow homeowners time needed to correct any deficiencies.

Communications Committee Report:

A revised newsletter draft incorporating suggestions from this meeting will be sent to Board members for approval before distribution to residents. Since the previous issue was Winter 2011, much of the information contained will be helpful to residents who are new to Steeple Run and McHenry County.

An updated neighborhood directory will be distributed with new resident contact information, once obtained after the upcoming real estate closings.

In accordance with Article V, Section 9 of the By-Laws, Karen made a motion to have Janice Hudson fill the Board seat vacated by Mike Dombrow, completing his term in January 2020. Brooke seconded. Motion passed.

Landscaping Committee Report:

The roses at the Sands entrance are still struggling. Replacing them, possibly with low maintenance perennials, will be deferred until Spring 2019. The solar lights have been adjusted periodically by Steve and Linda to maximize recharging, especially for the short winter days; improved solar lighting will be investigated in Spring. The beds have been losing topsoil; more will be added in Spring, along with mulch.

Gomboy removed the dead arborvitae at the Crystal Lake Ave. (west side) entrance; Linda and Herb are planting its replacement. A watering schedule will be arranged to improve its survival (each previous replacement has died).

Social Committee Report:

The Annual Block Party was held on Saturday July 21.

Moving the Social Committee into the Communications Committee was discussed as the Welcome group is gathering contact information for Communications. Crystal made the motion, Brooke seconded, motion passed. Linda will be added to Communications on the Contact page of the website.

Preferred Contractor Report:

Arrow Septic's Steeple Run Preferred Contractor discounted pump out dates are October 13th and 20th and are posted at www.steeplerun.org and in the newsletter to be emailed to residents. Reservations are required.

The newsletter contains an article introducing Our Contractor List for Steeple Run residents. If you have had a positive experience with a contractor and would like to recommend them to your neighbors, please contact Jill Peterson and their contact information will be added. Please check with the contractor first to get their permission to be on our list; you must also be willing to share you experience with neighbors interested in your referral.

Compliance Committee Report:

The Compliance Committee is continuing to address concerns that have been expressed **in writing**, using the established protocol. Attempts to contact the new Committee volunteers have been unsuccessful; Crystal updated the situation with the tree trunks and wood next to the road on Smith and the tall grass which exceeds 8", in violation of both our Covenants and McHenry County ordinances. Some of these unmowed areas also contain thistle, violating another McHenry County ordinance.

Linda obtained an estimate from Northern Tree Service for the wood removal; Karen will contact the homeowner, sharing the estimate. If we can find someone in Steeple Run with a chain saw who is willing to help chop up the pieces for burning, Karen will offer our help to the homeowner and get permission.

Before the next growing season, the Board will further discuss Section 4.15 of the Covenants if a homeowner fails to maintain their landscaping and grounds. The SRHA can arrange for the maintenance and charge the homeowners. Previously, this has been done for vacant properties; currently several occupied properties have not maintained their landscaping and have long grass, weeds and scrubby growth in backyards and also fall under this heading.

Old Business:

After discussion, the Covenants/Rules/Regulations review was tabled.

New Business:

Several years ago, SRHA requested that the township replace the unsafe drain covers in our retention areas; it was recently noticed that one was overlooked. Jill will contact the township to see if they can replace the cover with the safer version.

A request was made for better signage at the right turn lanes into our subdivision to prevent residents turning right from being rear-ended by cars trying to pass cars making left turns. Cars waiting to leave our subdivision also have come close to being clipped by cars on Crystal Lake Avenue using the right turn lane to illegally pass the cars turning left on the inside. Jill will contact the township.

The CL Ave. lights and timers need to be evaluated, repaired or replaced. One is out and the other is lit during the day. Jill will contact an electrician for the evaluation and an estimate. Possible relocation from mowing area will also be considered.

Next Meeting:

The next SRHA Board meeting will be held Tuesday November 27, 2018, at 7:00 p.m. in the Algonquin Township Offices. Linda will ask Herb to reserve a room. All residents are welcome and encouraged to attend. The agenda will be posted at www.steeplerun.org and emailed to residents.

The Annual Meeting is tentatively scheduled for Saturday January 19, 2019 at 10:00 a.m., also at the township offices with the first Board meeting of 2019 to follow. Informational packets will be mailed mid-December.

Adjournment:

A motion to adjourn was made by Linda at 8:35 p.m., seconded by Brooke. Motion passed.

Respectfully submitted,
Jill Peterson, SRHA Secretary