

**STEEPLE RUN HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY MAY 15, 2018 8:00 p.m.**

**In attendance:** Arlanda Brantley, Mike Dombrow, Steve Kadish, Herb LeBlanc, Linda LeBlanc, Karen Malcolm, Jill Peterson and Crystal Senyshyn.

**Absent:** Brooke Ziolo.

**Call to Order:**

Meeting was called to order by Acting Board Chairperson Linda LeBlanc at 8:04 p.m.

**Approval of Minutes:**

A motion to approve the minutes of the March 13, 2018 Board meeting was made by Linda and seconded by Mike. Motion passed. The minutes of the January 20, 2018 Annual and Board meetings will be rewritten to include corrections and redistributed via email to the Board members for final approval.

**Treasurer's Report:**

Although Brooke was absent, she had emailed the Income/Expense Reports to the Board members. Jill also distributed the mid-4<sup>th</sup> Quarter report as it will appear in the newsletter. Our Fiscal Year ends May 31<sup>st</sup>. Brooke informed Jill that the invoices will be going out the final week of May for our annual HOA dues; late fees start accruing if payment is not received by June 30<sup>th</sup>, 2018.

**Architectural Committee Report:**

None

**Communications Committee Report:**

After Kirk Hensley resigned from the Board April 9, 2018, Jill Peterson was nominated and voted in via email to complete his term (until January 2019). At the meeting, she was again unanimously approved to fill the position as a Board member and Secretary. Communication policies were clarified.

**Landscaping Committee Report:**

None

**Social Committee Report:**

The Steeple Run Neighborhood Block Party will be held on Saturday July 21, with setting up starting at 2:30 p.m. on the eastern end of Church Hill Lane. Monthly updates will be given. Neighbors have already volunteered the use of gas grills, chairs, tables, etc.

Ashley Annen and Beth McBreen have resigned from the Social Committee.

### **Preferred Contractor Report:**

Arrow Septic serviced 2 families over May 5-6 and will again be servicing our subdivision May 12-13.

Although not part of the Preferred Contractor Program, Herb had been asked about Prairieland Disposal as an alternative to Marengo. The information was shared with our subdivision but when our neighbors called Prairieland to sign up, more questions were raised. The pickup day would be Monday if all 74 homes signed up, otherwise it will be on Tuesday. With 4 trash haulers servicing our area, the choice is up to the individual households. Prairieland is not offering Steeple Run residents a Preferred rate as Marengo had when they expanded into our area in 2007.

### **Compliance Committee Report:**

The SRHA Board takes its responsibility to enforce the Covenants very seriously. The Compliance Committee was established in response to enforcement demands made at the Annual Meeting.

Jennifer Mark volunteered for this committee but has not responded to contact attempts, attended meetings or shared her documentation of alleged violations for investigation. Her status as a committee member is unknown at the time of the meeting.

Thumbs up to the Ricchiuto and Annen families for notifying the Board of their intent and duration of having their boats in their driveways while prepping them for the season. Members can notify one Board member and they will notify the rest.

The Becker home has a trailer and building materials in their driveway. Their three requests for a new roof, deck, and brick driveway have been unanimously approved by the Architectural Control Committee (ACC) and the Board. Changes to the exterior of your home and yard require approval from the ACC and Board before work starts. The forms can be printed from the Downloads page at [www.steeplerun.org](http://www.steeplerun.org).

“The Compliance Committee would like Steeple Run homeowners to know that if you are concerned about an issue of compliance that you feel violates our current Covenants, please submit your concern **in writing** to Crystal Senyshyn at 3809 Church Hill or Mike Dombrow at 4003 Church Hill.

We will consider the violation and confer with the Board for a course of action according to the protocol in the current Covenants. Then we will be responding to you in writing, noting our course of action.

### **Old Business:**

The Board continued discussing the issue of above ground pools raised at the Annual meeting; their presence violates the Use Restrictions (4.11) of the Covenants. Of the dozen nearby HOA Covenants investigated, not even one allowed above ground pools; above ground pools have always been banned in Steeple Run.

The options available to enforce the Covenants include retaining a lawyer using HOA funds (which likely would necessitate a dues increase or a special assessment), engaging a property manager to be the 'bad guy' (which also would be very expensive), or amending the Covenants, by approval of 80% of the member households, providing, among other things, for a daily fine and/or a fee schedule varying with the infraction (which might make any dues increase unnecessary).

The wood stumps are still present along Smith Road; Crystal will contact the owner as the first step of the protocol. The township will not pick up pieces with that large of a diameter.

**New Business:**

When a property owner has a violation that the Board considers to be highly significant and the property remains in non-compliance after the protocol has been followed, a lawyer may be retained to take legal action to enforce the Covenants. The lawyer's fees can be \$5,000 - \$15,000, requiring an increase in our yearly dues or a special assessment.

In the past we have relied on voluntary compliance; almost all residents comply, but there are some repeat offenders. The Board is considering proposing an Amendment to the Covenants that would provide for fines and would help fill the gap in the process between Certified letters and legal action, and, hopefully would help make any dues increase or special assessment unnecessary.

If you have lost a pet, contact Karen and, if reasonably feasible, she will broadcast an email alert to residents. ID tags and microchipping of pets is always recommended. Again, if reasonably feasible, she will also create a communication tool for coyote alerts.

The McHenry County Department of Health no longer tests our well water samples; homeowners should have their water tested for the presence of coliform bacteria yearly. PDC Laboratories, Inc. in both McHenry and Lake In the Hills conduct these tests. Contact this Certified Water Testing Lab directly regarding tests offered, sampling procedures, costs, etc. at [www.pdclab.com](http://www.pdclab.com).

**Next Meeting:**

The next SRHA Board meeting will be held Tuesday July 10, 2018, at 7:00 p.m. in the Algonquin Township Offices (east entrance). All residents are welcome and encouraged to attend.

**Adjournment:**

A motion to adjourn was made by Arlanda at 9:53 p.m., seconded by Crystal. Motion passed.

Respectfully submitted,  
Jill Peterson  
SRHA Secretary