

## STEEPLE RUN HOMEOWNERS ASSOCIATION BOARD MINUTES MEETING JULY 25, 2017- FINAL

Present: Arlanda Brantley, Joe O'Malley, Herb LeBlanc, Linda LeBlanc, Brooke Ziolo, Steven Kadish, Karen Malcolm, Dan Annen via speaker phone and anyone within hearing distance

Absent: Jim Maier, Kirk Hensley

At Large: Jill Peterson, Debbie and Ron Donohoe

Steve Kadish called the meeting to order at 7:59 P.M.

Minutes for previous meeting were approved as posted.

### COMMITTEE REPORTS -

**TREASURER'S REPORT** – The Treasurer's Report was approved as submitted. Brooke indicated five (5) homeowners who are still in arrears as it pertains to the homeowner's association dues. She will continue to collect these dues. Brooke to send fiscal year Treasurer Report qtr. Cash flow (income minus expenses equal net cash flow).

**ARCHITECTURAL/LANDSCAPING COMMITTEE** – Joe O'Malley updated the Board as to the fact that the two above ground seasonal pools are still up. It was further discussed that regardless of whether county permits and approvals are obtained, these homes are still in violation of Steeple Run Estates Covenant 4.11. The following are the two properties:

Sandi and Eric Schmidt, 4210 Church Hill Lane, Crystal Lake, IL

Jennifer and Greg Mark, 4208 Church Hill Lane, Crystal: Lake, IL

**COMMUNICATIONS REPORT** - As in the past, the newsletter is a method of the Board reaching the residents with information that they wish to disseminate. Jill Peterson reported that she is willing to resume publishing a quarterly newsletter. Jill reminded the Board of Herb LeBlanc's previously discussed idea for a new "Positive Comment" section on the website which would contain contractor contact information submitted by residents who were pleased with the work completed.

Steve Kadish, attorney, resent suggested language for this "Positive Comment" section. That language is as follows:

"DISCLAIMER: The comments below are being provided for convenience only and not the opinions or recommendations of The Steeple Run Homeowners Association, its Directors, its Officers, and its agents (collectively "SRHA"). SRHA advises everyone to perform their own review and analysis concerning any comment or matter related to such comment. SRHA makes no representation, warranty or guarantee as to, and shall not be responsible for, the accuracy or completeness of any comment or matter related to such comment."

These contractors are not endorsed by the SRHA Board but are recommended by neighbors as a place to start when searching. There is no assurance that you would get the same outcome. A process for submissions will be developed and shared with the residents. These submissions would be directed to the Board and given to Jill for posting.

Karen Malcolm updated the Steeple Run Directory and Steeple Run Email Distribution List(for Board Members Only). We were all reminded these are Proprietary SRHA documents. As discussed, when sending out emails to homeowners to email yourself and BLIND COPY the homeowners.

LANDSCAPE COMMITTEE REPORT - Linda LeBlanc replaced the two double knockout roses on the North side of Sands Road monument. These were bought for reasonable, receipt given to Brooke, Treasurer, from Costco and reports they are doing well. However, the landscaping outfit who maintains the monuments are falling short of Linda's expectations on weeding and cannot figure out why they keep weed whacking down the rose bush on the south side. Linda has volunteered to talk with our landscaping outfit to correct the situation. Also noted was the solar light was out on the south side monument and Linda will look into this as well.

PREFERRED CONTRACTOR PROGRAM - Herb LeBlanc reported there were two dates that were made available for homeowner's convenience to utilize the savings for their septic tanks through Arrow Septic in May. Four (4 ) households took advantage of the \$20 per household savings. It was noted any household may use any vendor of their choice and that the preferred contractor program is meant to put money back into your pockets netting a slight savings. It was also mentioned that if the two dates did not work into your plan they might still offer the savings, however, it would be preferable to have them do their work then leave and not have a constant barrage of this type equipment traveling through the neighborhood. Dan Annen offered to research blacktop sealcoating as another preferred contractor program savings incentive. Dan will look into major outfits out there that could offer a group savings.

SOCIAL COMMITTEE REPORT - Both Linda and Karen welcomed new neighbors into the neighborhood. The Steeple Run Block Party fell short this year of the set 25 families to have an interest in this event to move forward, however, Karen Malcolm, with her past experience in arranging block parties will visit this again next year. The Steeple Run multi family garage sale interest has declined through the years and most people are found to just donate or separately run one on their own.

NEW BUSINESS - A discussion ensued as to the process to amend the covenants. It was pointed out that this can be found in Article 5.01 whereby you need 80% of the residents to approve the change.

Also, if it is found necessary for an attorney to become involved regarding the pools the homeowners of the pools would be responsible to reimburse the association for fees/expenses.

Joe O'Malley will look into township legal counsel attorneys for ongoing pool violation as additional legal steps to be taken with regard to the above ground seasonal pools in the neighborhood. It was suggested to send a final letter to violators indicating while they may have met McHenry County requirements they are still in non-compliance with Steeple Run Covenants. Steve Kadish will assist both Joe and Herb with language and additional help as needed.

Herb LeBlanc is investigating the grass height restrictions for county, township and our own covenants which is 8 inches. Noxious weeds for the county warrants removal. Joe O'Malley has freshen up the Main Entrance monuments with a special spray on the brick to brighten and remove sap from overhanging trees which has resulted in a much improved appearance. Joe is still looking into painting of the lettering to add more contrast to stand out. Letters were sent to three (3) trailer parking violators. To date only one homeowner has responded with their intent and duration of stay.

NEXT MEETING - The next meeting will be Tuesday, October 3, 2017 at 8:00 at the Algonquin Township Hall. The later time is necessary due to prior occupancy at the Algonquin Township Hall.

Motion to have the meeting adjourn was made by Steve Kadish. Seconded by Linda LeBlanc

Meeting adjourned at 8:38 p.m.

Minutes respectfully prepared and submitted by Linda LeBlanc in the absence of Jim Maier, Steeple Run Homeowner's Association Secretary