

**STEEPLE RUN HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING MINUTES  
Saturday January 16, 2021 10:00 a.m.**

**In attendance:** Arlanda Brantley, Ron Donohoe, Janice Hudson, Steve Kadish, Miguel Llanes, Linda and Herb LeBlanc, Rodrigo Leudo, Karen Malcolm, Kim and John Mazur, Joe O'Malley, Jill and Bruce Peterson, Nameeta Vedak and Bret Williams.

**Call to Order:**

Meeting was called to order by President Steve Kadish at 10:00 a.m.

**Introductions:**

Each attendee introduced themselves to the other attendees.

**Year in Review:**

Steve thanked Jill Peterson, Linda LeBlanc, Herb LeBlanc, Bret Williams, Crystal Senyshyn, and the Board members, detailing the work performed this past year to benefit our neighborhood and membership.

2020 was a good compliance year. Very few issues were encountered with timely dues, mowing, signs and trailers/boats/RVs in driveways. We thank everyone for their cooperation.

**Treasurer's Report:**

Fiscal Year 2019-2020 ended May 31, 2020. The income for the year was \$6,494 through dues, late fees and fines; expenses were \$5384, leaving a surplus. The budget had a planned deficit of \$933 but we ended the fiscal year in the black when the money budgeted for replacing the dry-rotted wood at the Smith Rd./Crystal Lake Ave. entrance was not spent as the quotes exceeded our budgeted amount.

We are midway through the 2020-2021 fiscal year; The Treasurer's Report includes the 2<sup>nd</sup> quarter plus December. Our income is \$6,315, expenses to date \$3,894. The largest expenses expected in the remaining 5 months are grass mowing around the entrance monuments and our yearly liability insurance payment. As occurred in the previous fiscal year, what had been expected to end with a deficit will end with a surplus because the monies budgeted for wood replacement at the Smith entrance has not been spent.

There are no current plans to increase dues for 2021-2022. The dues assessment likely will remain at \$85.

The budgeting process for fiscal year 2021-2022 will start at our March board meeting. If any member wishes to comment on what we should or should not be spending, please email Janice.

The Treasurer's Reports are always available on our website. The Balance Sheet (12/31/2020) was distributed in the Annual Meeting information packet emailed to member households on record.

**Election of Board and Committee Members:**

Steve Kadish, Herb LeBlanc and Jill Peterson have completed their 2-year terms and have volunteered for another 2-year term. No volunteers came forward before the meeting. Bret Williams volunteered at the meeting to fill an open position.

Bret also volunteered to serve on the Landscaping and Architectural Control committees. Ron Donohoe came forward and also volunteered for these two committees. Thank you for stepping forward.

**Old Business:**

Covenant violations (mowing, signs and RVs, boats and trailers) have been few in number this past year. There currently are two trailers on Smith Rd. driveways.

Our requests to the township to improve signage (intended to decrease potential accidents between drivers slowing and turning onto Smith from eastbound Crystal Lake Avenue and drivers using the right turn lane to pass drivers waiting to turn left onto northbound Smith at full speed) have not been acted upon. Herb will contact the Road Dept. again.

The township denied our request to relocate the street sign at the intersection of Steeple Run and Church Hill at the western end of our neighborhood; they agreed, instead, to trim the pine tree to improve visibility. The trimming has not yet been done.

**New Business:**

**Preferred Contractor:**

Herb shared a proposal being considered by the Township to engage one trash hauler for the unincorporated areas. Using only one vendor rather than four would certainly decrease the wear-and-tear from these heavy trucks on our roads. Herb will investigate the outcome of the recent meeting.

Bret introduced the possibility of researching mowing, snow plowing and trash haulers as part of the Preferred Contractor program, leveraging our buying power as a group. He will tackle mowing first.

**To get quotes before March and to finalize plans before the mowing season starts, we need to move quickly to determine which residents would be interested in a weekly savings on their lawn mowing.** By having a firm number of residents willing to cancel their current service on April 1 and switch to the Preferred Contractor, he will be able to request firm bids for our business.

Time is of the essence. Please contact [steepplerun@sbcglobal.net](mailto:steepplerun@sbcglobal.net) if you wish to save on this expense or if you have a mowing contractor that you wish to recommend that he contact for a quote.

Bret requested that funds be budgeted for further improvement of the Sands Rd. entrance monuments to be more dramatic and to add electric lines for lighting.

Ron brought up the deterioration of the limestone shoulders along our roads; the road edges are beginning to crumble without the support the limestone provided. Herb will contact the township to determine when we are scheduled for this maintenance item.

**Next Meeting:**

The next SRHA Board meeting will be held immediately following the Annual Meeting. All Zoom attendees were invited to attend.

**Adjournment:**

A motion to adjourn was made by Steve Kadish at 10:52 a.m., seconded by Jill Peterson. Motion passed.

Respectfully submitted,  
Jill Peterson  
SRHA Secretary