

Minutes of the 10/14/2010 Meeting of the Steeple Run Homeowners' Assn. Board

The SRHA Board met on 10/14/2010 at 7:30 p.m. at the home of Theresa Graff. The following board members were present:

Karen Malcolm	Herb LeBlanc	Bill Harfst
Therese Graff	Joe O'Malley	Jill Peterson
Irene Cygan	Mike Reitcheck	

Board President Therese Graff called the meeting to order at 7:38 p.m.

MINUTES

The minutes of the previous meeting held on 7/8/2010 were approved.

TREASURER REPORT

Treasurer Joe O'Malley reported that all dues had been collected except for the vacant home. Several homeowners were several months late in payment. The Covenants allow us to charge interest of 1-1/2% per month on unpaid assessments and administrative fee. (Article VII.03). A motion was made, seconded and carried by the Board that 90 days after due date of assessment (Sept.1) homeowners should be notified by letter that they will be charged an additional \$25 + 1-1/2% per month interest. If payment is not received by October 1, a lien will be filed. Homeowners are responsible for all fees and expenses of lien.

Because AMCORE is out of business, a new bank for the Association account is needed. A state ID registration with the Secretary of State was required with a \$75 initial fee and \$10 fee in subsequent years. SRHA is now registered as a new organization with a state ID. An account at US Bank will be opened and the funds transferred to it.

COMMUNICATION

In the upcoming newsletter Jill Peterson will include announcement of new neighbors Jennifer and Tom Polsinelli, Joey Pinski's King of Blues contest news, treasury report, early voting information, the new policy on assessment charges, why Austrian pines are dying, names of local marathoners and burning rules. A Prairie Ridge high school booklet was provided to Jill with participants in sporting teams. She will include neighborhood resident information in the newsletter. Parents of children in other schools will need to notify Jill so their information can be included.

A new version of the directory will be produced for distribution at the annual meeting in January. The previous cost was \$250. It will include emergency phone numbers.

A volunteer for the welcome wagon to greet new neighbors is needed.

PREFERRED CONTRACTOR

Several homeowners took advantage of the preferred contractor rate for septic pump out by Arrow Septic this fall. Due to the large number of participants, it was extended over 2 weekends.

Herb LeBlanc will look for a preferred contractor for tree service and notify Jill for the newsletter if one is identified.

SOCIAL

There was no social committee report.

ARCHITECTURAL COMMITTEE

Bill Harfst reported that the Malcolm's project was successfully completed. He will contact the Natrass family about the dumpster on their property. There was no further news on the Nath's project.

Homeowners should be reminded that improvements over \$5,000 require submittal of plans to be approved by the Architectural Committee (Article VI.02)

Bill passed out maps of the subdivision with sign placement. Eight (8) street signs would be required and estimated cost was \$700 each for a total of \$5,600. The township would construct the signs for us; cost of construction is not determined. The township will be asked to contribute to this project. The Board will discuss again at its December meeting. Prices and designs are available at tapconet.com. Bill, Joe and Herb will discuss with township officials after a decision is made on the signs and before the annual homeowners meeting.

A proposal will be presented to homeowners at the annual meeting providing several possible options for the signs. A vote is needed to proceed. Treasurer stated that \$4,000 to \$5,000 was available in current account without a special assessment.

LANDSCAPE COMMITTEE

The area around the monuments at Smith Road and Crystal Lake Avenue were cleaned up by Joe O'Malley. He also trimmed the barberry bushes.

NEW BUSINESS

There have been public meetings scheduled to discuss the Silver Creek watershed of which our subdivision is part and reassignment of students to high schools in the district. Jill Peterson noticed possible gas pipeline equipment in the subdivision; Bill Harfst identified them as cathodic protection.

Jill Peterson stated that no notice is given to the association of foreclosures and this must be found in the newspaper.

Turn lines at the subdivision entrance were not yet painted.

ANNUAL MEETING

The annual meeting will be held on Saturday, January 22, 2011 at 10:00 a.m. at Algonquin Township. Herb LeBlanc will reserve the township room. Coffee and donuts will be provided. Notices must be mailed no later than December 22, 2010.

The next Board meeting will be held on December 2, 2010 at 7:30 at the home of Therese Graff. On the agenda will be preparation for the annual meeting. The meeting was adjourned at 9:00 p.m.

Respectfully submitted by Irene Cygan, Secretary.