

**STEEPLE RUN HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
Tuesday March 16, 2021 7:00 p.m. via Zoom**

**In attendance:** Arlanda Brantley, Janice Hudson, Steve Kadish, Herb LeBlanc, Karen Malcolm, Jill Peterson, and Bret Williams.

**Call to Order:**

Meeting was called to order by Chairperson Steve Kadish at 7:02 p.m. and a quorum was established.

**Approval of Minutes:**

Approval of the January 16, 2021 Annual and Board meeting minutes was previously made via email and the minutes distributed to residents on January 20, 2021.

**Treasurer's Report:**

The 3<sup>rd</sup> quarter closed on 2/28/21; \$762.05 was expended in this quarter, the bulk of which was the mowing billed for the October-November period. Mowing the monuments will commence April 1 and will be reflected in the 4<sup>th</sup> quarter. Our budget is on schedule, with the mandated emergency reserve amount maintained and funds available for upcoming expenses.

The 4<sup>th</sup> quarter ends May 31, 2021. Postcard reminders for Fiscal Year 2021-2022 SRHA dues will be mailed in May.

**Architectural Committee Report:**

No exterior modifications requested.

**Communications Committee Report:**

We would like to welcome a new family at 3910 Church Hill (the Fox family has moved to Florida). Contact information for Rejhan (Ray) and Ines Vunic will be in the Steeple Run Directory which will be distributed to all residents soon.

Only one property is currently on the market - 3910 Steeple Run.

**Compliance Committee Report:**

On the whole, our residents in Steeple Run have been very cooperative in complying with the Covenants. This pride in our neighborhood is what makes a Steeple Run address so desirable and it helps maintain our property values. Having said that, the presence of trailers and signs continue to be a problem; although one trailer and a few signs have been removed, others continue to remain in violation and detract from the appearance and attractiveness of our subdivision.

### **Landscaping Committee Report:**

A proposal for maintaining the landscaping around the 4 monuments from Gomboy, our current contractor, was discussed. Later in the meeting, Steve made the motion to retain Gomboy as our landscaper for the entrance monuments, Janice seconded. Motion passed.

### **Preferred Contractor Report:**

Herb has received an offer for septic pump-outs from Helmer Septic; only 2 people are needed to receive the SRHA discount; however, Helmer does not work on weekends. Once Herb has obtained a proposal from Arrow Septic, the offers will be presented to our residents via email and on the website.

### **Old Business:**

Repositioning of the right turn sign on Crystal Lake Ave. near the Smith Rd. entrance and improving the sightlines to the Church Hill/Steeple Run (in front of 4408 Church Hill) will be revisited after the upcoming election.

Bret has been obtaining quotes for lawn mowing our properties; the quotes received range from \$42.50-\$50/acre, one company requiring a minimum of 20 participants. He is waiting to hear from two additional firms and was given another to contact at the meeting. In the next few days, all neighbors will receive this information and it is imperative that an immediate response is received since signed contracts must be received by April 1.

***Please consider participating in this Preferred Contractor offering which can save members \$10-20/week. Keep an eye on your email for this urgent Special Savings offer. There is a very quick deadline.***

One plan and quote for the beautification of the Sands Rd. entrance was presented by Bret. Additional quotes are being sought for the plantings at the Sands Rd. entrance. The plans will be shared with the neighbors at that entrance. The cost of ComEd providing electrical service for lighting is outlandish so we will be further investigating commercial grade solar/LED lights as part of the landscaping plan.

At the Smith Rd entrance, additional contractors will be contacted to have a few wooden boards replaced, caulked, and stained.

A special administrative meeting will be held when the quotes are received.

### **New Business:**

A resource for challenging Real Estate Property Tax assessments was shared by Brooke Ziolo. Although not a lawyer, he is knowledgeable about McHenry County, and has a reasonable retainer and fee structure. In his opinion, Steeple Run is currently in alignment with property assessments and market value. A board member will meet with this gentleman and report back to the board.

**VERY IMPORTANT:** Thefts have been reported nearby along Sands Rd. Thieves have been gaining access to homes through the garage by using the garage door openers found in cars parked outside, even while the residents are at home and sleeping. Please double check that your outdoor car doors are locked, as well as the doors to your home.

**Next Meeting:**

The next SRHA Board meeting will be held Tuesday June 15, at 7:00 p.m. via Zoom, unless COVID-19 restrictions on gatherings are lifted. All residents are welcome and encouraged to attend. Contact Jill Peterson for the Zoom link the day of the meeting.

**Adjournment:**

A motion to adjourn was made by Jill at 9:07 p.m., seconded by Steve. Motion passed.

Respectfully submitted,  
 Jill Peterson  
 SRHA Secretary

STEEPLE RUN HOMEOWNERS ASSOCIATION  
 QUARTERLY FINANCIAL REPORT  
 FISCAL YEAR ENDING MAY 31, 2021  
 As of FEBRUARY 28, 2021

Fiscal year 2020-2021	1st Qtr (June - Aug)	2nd Qtr (Sept - Nov)	3rd Qtr (Dec - Feb)	4th Qtr (Mar - May)	Total-to-Date	2020-2021 APPROVED BUDGET
Beg Bank Balance	\$ 13,845.18	\$ 19,211.49	\$ 16,734.23			
Member Dues Income	6,315.00	-	-		\$ 6,315.00	\$ 6,265.00
Total Expenses* (See Details Below)	(758.69)	(2,467.26)	(762.05)		(3,988.00)	(8,875.00)
Change in Assets	5,556.31	(2,467.26)	(762.05)		\$ 2,327.00	\$ (2,410.00)
Deposits in Transit						
Outstanding Checks	10.00	(10.00)	-			
Ending Bank Balance	19,211.49	16,734.23	15,972.18			
Reserve Fund for Emergencies	(5,000.00)	(5,000.00)	(5,000.00)			
Balance to pay future expenses	\$ 14,211.49	\$ 11,734.23	\$ 10,972.18			
<b>* Expenses by Category</b>						
Legal	\$ 10.00	\$ 106.00	\$ -		\$ 116.00	\$ 125.00
Administration supplies	-	11.77	-		11.77	250.00
Annual Liability Insurance	-	1,286.00	-		1,286.00	1,300.00
Communications	-	-	-		-	450.00
Utilities	123.69	125.99	137.05		386.73	550.00
Mowing/Landscaping	625.00	937.50	625.00		2,187.50	3,000.00
Maintenance	-	-	-		-	3,000.00
Total Expenses	\$ 758.69	\$ 2,467.26	\$ 762.05	\$ -	\$ 3,988.00	\$ 8,675.00