

Minutes of the March 3, 2012 Meeting of the Steeple Run Homeowners Association Board

The meeting of the SRHA Board was called to order by Mike Reitcheck on March 3, 2012 at 10:01am at the Algonquin Township meeting room. The following board members were present:

Joe O'Malley
Mike Reitcheck
Herb LeBlanc
Bill Harfst
Steve Kadish

Board members Irene Cygan, Tammy Rice, and Karen Malcolm were absent. Owner Jill Peterson and Linda LeBlanc were also present.

MINUTES

The minutes of the Annual Meeting on Jan. 21, 2012 were reviewed and approved.

ELECTION of BOARD OFFICERS

The Board was notified that Irene Cygan was resigning from the position of Secretary, and member of the SRHA board. The Board wishes to thank her for her many contributions to the residents of Steeple Run.

After discussion amongst the board members, there were no volunteers for President, Vice President, or Secretary. Joe O'Malley agreed to remain as Treasurer, and this was agreed to by the board. In place of standing officers for the position of President, Vice President, and Secretary, the Board will rotate the responsibility amongst the Board Members on a meeting by meeting basis based on a volunteer coming forward. Mike Reitcheck agreed to act as President and Secretary for this meeting. Bill Harfst agreed to be President and Secretary for the next Board meeting on June 6, 2012.

TREASURER'S REPORT

Joe O'Malley reported a balance of \$14,228.45 in the Association's account. The Association is on budget for the fiscal year.

The annual assessment notice postcard for \$85 will be mailed around the middle of May with a June 1, 2012 due date.

COMMUNICATION

Tammy Rice has agreed to take on the role of Communications, along with Jill's assistance with the SRHA Website. Tammy was not present so a general communications report was not given. Jill Peterson reported that in her record keeping for the SRHA she didn't have a copy of any SRHA documents for the timeframe of May 1994 to Oct. 2005. In addition, she indicated she was missing Board meeting minutes from June 27, 2007 and Sept. 28, 2008. She asked that if any residents had this information to please let her know.

PREFERRED CONTRACTOR COMMITTEE

No topics were discussed at the meeting.

SOCIAL COMMITTEE

Considerable discussion was held on building a greater sense of community within Steeple Run. Several activity ideas were discussed, as well as the ability to use SRHA funds in support of them. Joe O'Malley

took an action to communicate to the Board the tax code information the SRHA needs to conform to in order to maintain our tax exempt status.

ARCHITECTURAL COMMITTEE

Herb LeBlanc noted the passage of recent Illinois laws that appear to require actions by Homeowner Associations.

Jill had done a search and noted the following may be applicable:

- Property (765 ILCS 160/) Common Interest Community Association Act
<http://www.ilga.gov/legislation/ilcs/ilcs5.asp?ActID=3273&ChapterID=62>
- Property (765 ILCS 165/) Homeowners' Energy Policy Statement Act
<http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=3278&ChapterID=62>

Steve Kadish agreed to make some inquiries on the recent legislation, review the applicability to SRHA, and requirements on the SRHA board with respect to changes needed in the Associations Covenants and Bylaws.

It was also reported that we have a Covenants violation with a trailer in a driveway for a few months now. Mike Reitcheck agreed to make contact with the homeowner to have the trailer removed.

LANDSCAPING COMMITTEE

No topics were discussed at the meeting.

OLD BUSINESS - STREET SIGNS

Bill Harfst will contact the Algonquin township office for an update on the street sign installation.

NEW BUSINESS

No topics were discussed at the meeting.

The next Board meeting will be held on June 6, at 7:00 pm at the Algonquin Township offices, 3702 U.S. Highway 14, Crystal Lake

The meeting was adjourned at 11:40 am.

Respectfully submitted by Mike Reitcheck, SRHA Board Member.