



STEEPLE RUN HOMEOWNERS' ASSOCIATION Crystal Lake, Illinois

The SRHA Meeting was called to order @ 7:35pm on April 24, 2008, by Herb LeBlanc.

Attendees: Herb LeBlanc, Jill Peterson, Ron Rowe, Mike Littrell, Karen Malcolm, Chip Johnson, Joe O'Malley, David Natrass, Tom Rice, Tammy Rice, Linda LeBlanc

Herb motioned to accept the minutes from the last meeting. Seconded. Minutes accepted.

TREASURER'S REPORT

The Treasurer's Report was presented by Joe O'Malley. Balance as of 4/23/08 was \$7,727.43, with minimal Q4 activities, most notably the purchase of \$98 worth of stamps to save on future postage. \$6,516.57 has been spent ytd; the lawn service costs will determine the year-end balance.

It was noted that utility costs were slightly down over last year.

LANDSCAPING COMMITTEE

Chip Johnson presented the Landscaping Committee Report. Herb LeBlanc obtained bids from landscapers for the 2008 season. We received three estimates: JR Landscaping - \$55/weekly Billy Diaz - \$52/week, and \$65/week from N & N. It was mentioned that Billy Diaz did the work last year and his was the lowest bid this year, so if he is holding the price; we will go with them again. A concern was raised regarding the communication and invoicing problems we've had with this company in the past. Herb spoke with Billy about this concern, and Billy assured Herb this would not happen in the future; Billy even gave Herb his cell phone number to reach him at any time. Joe mentioned that spring cleanup costs are a separate price and not a part of the deal, so there is a need to get a cost for this as well. Additionally, during the season bushes and shrubs need to be occasionally weeded, etc. Ron Rowe says we generally call for trimming & cleanup on an as needed basis. Ron expressed concern about needing billing regularly and also, we need a copy of their liability insurance on file or we cannot use them.

ACTION: Herb and Chip agreed to get a price from Billy for occasional weeding and cleanup, require monthly billing or services will be terminated, and get a copy of the liability insurance.

Tom Rice suggested the board get together to do the spring cleaning one weekend rather than pay a service. The estimated savings for this would be approximately \$500.

ACTION: It was unanimously agreed that the board would get together on 5/10/2008 to do the spring cleanup, and bring along some extra helpers, if available. Ron Rowe offered to load his trailer with mulch from the township the night before for the Crystal Lake Avenue lots and Tom Rice agreed to load his truck with mulch the prior evening for the Sands Road entrances. Start time is 8am at the Crystal Lake Avenue/Smith Road entrance. Tell the neighbors!!

Herb raised the issue that our wooden signs need to be painted on Sands Road, and also the cedar rails on Crystal Lake Avenue. The board agreed they are looking ragged.

ACTION: Chip agreed to take the lead on the painting issue. He will get three estimates and bring them to the next meeting for discussion.

ARCHITECTURAL COMMITTEE

Mike Littrell spoke from the Architectural Committee, stating that nothing has been received for review at the present time. No actions.

SOCIAL COMMITTEE

Karen Malcolm presented a Social Committee update. A garage sale has been scheduled for the two middle weekends in May (15-17, and 22-24). Nine families are signed up to participate so far. An ad will be placed in the local newspaper.

No additional activities are scheduled as of now. Lack of participation is a concern. Board members agreed we should still hold a block party, and that turnout was generally better in the fall than the spring. Jill Peterson asked for a date by 6/1/2008 so the information could be included in the newsletter.

ACTION: Karen agreed to schedule a date for the block party and provide this information to Jill in time for inclusion in the publication.

COMMUNICATIONS COMMITTEE

Jill Peterson provided the following information from the Communications Committee: The next newsletter will be sent out sometime after 6/1/2008. Please send all communications to Jill Peterson before then to be included in this issue.

The website is going well and we are not expecting any increase in costs this year.

Jill also mentioned the directory will need to be updated when the homes in the neighborhood finally sell.

VIOLATION LETTERS

Herb LeBlanc provided an update on Violation Letters. A note was put in the last newsletter to all homeowners regarding violations of covenants. It was agreed the best way to address this is to approach the homeowners when they move in and tell them about the covenants.

Herb also addresses violations directly with the residents (lights, boats, trailers, campers, etc.) as they arise. However, in our neighborhood we have several homeowners who are habitual violators and they are going to be getting letters shortly. Herb sent around the two letters (original and follow-up) for the board to review.

Jill Peterson mentioned that in the past we have called homeowners first before sending the two letters . . . everyone agreed it's the neighborly thing to do, so Herb agreed to call them all first.

ACTION: There are four (4) known homes with light violations, plus one that is too close to the road. Herb will call and send follow-up letters to those homeowners missing driveway lights, and will be requesting that the township handle the issue with the light that is too close to the road, as it's a safety issue.

There are also two homes with trucks with lettering on them (corner of Smith/Church Hill) and another on the street.

ACTION: Herb will also call the homes with truck violations and follow up with letters, if necessary.

The board agreed we really do not have any legal recourse if the homeowners do not comply with the covenants, however, it was agreed that we need to be consistent in how we enforce the rules. So, if we make a call first, we ALWAYS make a call. Then we wait before sending out the two letters, and hopefully the homeowners will do the right thing.

NEW BUSINESS

DRAINAGE DITCH COVERS

Linda LeBlanc brought up the new business of exposed drainage ditch covers. She raised a concern about the height of the covers and the open sides that a small child or dog could possibly fall through. She requested that the board please have the village look into this. The board agreed.

ACTION: Herb LeBlanc will contact the Village to see if anything can be done.

NEW BURNING ORDINANCE

Mike Littrell expressed concern that the new burning ordinance recently passed by McHenry County was not being followed. It was noted by the board members that several neighborhood homes have recently burned items other than yard debris; such as painted wood, desks, and other furniture!

ACTION: Jill Peterson will give the new ordinance its own page on the website and will also include the fire specifications in the next newsletter.

NEIGHBORHOOD BEAUTIFICATION/TRASH CONCERNS

Tom Rice raised a concern about neighborhood beautification and how we promote/enforce it. He noted a lot of debris in the yards lately, especially at corner homes. It was also mentioned that the new waste company trucks from MDC were seen with trash blowing out of them. Herb LeBlanc stated that he had already had a conversation with the offending trash company and believed it was resolved. If not, we will consider cancelling their contract.

NEXT BOARD MEETING

It was unanimously agreed that the next board meeting will be held on June 5, 2008.

ADJOURNMENT

Herb motioned to adjourn the meeting; it was seconded by Chip Johnson. The meeting was adjourned at 9:02pm.