



STEEPLE RUN HOMEOWNERS' ASSOCIATION Crystal Lake, Illinois

Board Meeting Minutes July 19, 2007

Attendees:

Therese Graff
Steve Kadish
Herb LeBlanc
Karen Malcolm
Joe O'Malley

Attendees:

Tom Rice
Jill Peterson
Ron Rowe
Ron Ryan
Linda LeBlanc

Absent:

David Natrass

Minutes:

Called to order at 7:38 pm
Minutes from previous meeting approved

Treasurer's Report

Fiscal year started 6/1/07.
Dues assessment – 63 have paid. 11 outstanding.
Expect budget to be net even for year

Communications Report

Newsletter e-mailed and distributed by post

Preferred Contractor Program

Ron Ryan provided information for the preferred contractor program on waste handling by Marengo Disposal (MDC). Prices are more favorable than Groot or Waste Management. A minimum number of 10 homeowners must sign up for us to get the price break.

Service	Cost/Month	Cost/Quarter
Refuse and Recycling	\$18.00	\$54.00
Refuse, Recycling, & Landscape Waste	\$24.00	\$72.00
Wheeled Tote (optional)	\$2.00	\$6.00

MDC will provide an 18 gallon recycle bin to each household
Unlimited recycling
5 can/bag limit per week on refuse
5 can/bag limit on landscape/yard waste.
There are no fuel surcharges or fees for using paper billing.

Details also posted on the website. <http://www.steeplerun.org/>
For questions about the service, contact Ron Ryan via e-mail at ronryanNov17@yahoo.com
If interested in signing up, contact Herb at 815-477-2595 or at leblanc4212@comcast.net.

Social Committee Report

Block party scheduled for 8/4/07.

Architectural Committee

No news.

Landscaping Report

The letter from the McNally's and Kulis's was reviewed.

Motion was made to accept or reject the proposal to remove the monuments at the Sands Road entrance. –
Decision to reject the request for removal.

A formal letter will be sent from the SRHA board will be sent to Joe and Laura McNally and William and Tina Kulis with the decision before the minutes are distributed.

Board will continue with plans to define the area.

Discussion:

Per section 8.02 of the covenants, the homeowner's association is responsible for maintenance of the monuments. An easement is granted to allow access, maintenance, etc of the monument. The homeowner's board has determined that the monuments have never been formally defined, especially since the Sands Rd monuments were placed after the lots were developed 10 years ago. Therefore, the plats do not contain the monuments. In the current litigious society, the board deemed it was in the best interests of both the homeowners' and the association to have the monuments and easements formally defined. At the April 19, 2007 board meeting, funds were allocated to survey and create a plat of easement on all 4 lots that contain monuments (2 on Crystal Lake Ave and 2 on Sands Rd).

The homeowners' association has provided complimentary lawn service to the homeowners with monuments to help ensure the attractive appearance to our subdivision is maintained. No changes are planned to current maintenance of the easement and complimentary lawn service on those lots, per past practice.

Several members of the board obtained mulch and spread around the monuments, thus saving the homeowners association over \$400.

Next meeting,

If needed, the next meeting will be 8/16/07. A message will be sent out if the meeting will be held. The next formally scheduled meeting will be 9/20/07.

All meetings of the Board are open to all homeowners, and notice of all Board meetings must be given to all homeowners