

Steeple Run Homeowners Association
Annual Meeting Minutes
Saturday, January 12, 2013

Board Member Attendees

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

Call to Order - Herb LeBlanc

The SRHA Annual Meeting was called to order by Acting Board Chairperson, Herb LeBlanc, at 10:00 AM at the Algonquin Township Offices.

Property Management Company Discussion

The meeting opened with a general discussion of the need to retain a Property Management firm to administer the affairs of the Association in the event that enough homeowners failed to volunteer to work on the Board. The Board consists of nine (9) positions, with four (4) of those position vacant. Many of the same Board members have served for years and may not be interested in continuing.

Tina Kulis voiced her concerns about the direction the Board was taking with regard to retaining a Property Management firm. She expressed that the community has changed over the years and feels that funding a Property Management firm is not in the best interests of the community.

Other members expressed their appreciation for the job that the Board has done over the years and acknowledged how the same individuals have freely given of their time and commitment to preserve the value of the properties in Steeple Run.

Joe O'Malley stressed that it is not the Board's preference to hire a Property Management firm and that this would be done only as a last resort. But the fact remains that the Association cannot rely on the same Board members to do the work such as keeping the books, negotiating contracts and paying the bills.

Some general discussion centered on the option of dissolving the Association as an alternative to hiring a Property Management firm. Steve Kadish indicated this was possible, but not in the best interest of the Association nor was it something the Board encouraged or proposed.

Bruce Peterson stressed that even if the Association retained a Property Management firm, we would still need a group of Board members to act as figureheads and monitor the activities of the management company.

Herb LeBlanc stated that the Board is asking that Association members step forward to fulfill the vacant Board positions. The Board meets just four (4) times per year and requires minimal time and commitment. He indicated that if the Board has enough members to carry on the business of the Association then the services of a Property Management firm would not be required.

Secretaries Report - Bill Harfst

The Board accepted the Minutes of the December 6, 2012 meeting with no changes.

Treasurer's Report - Joe O'Malley

Board Treasurer, Joe O'Malley, reports that the SRHA current account balance stands at \$17,054.30.

The projected balance for the end of the fiscal year is \$13,846.38. We are currently on track with our expenses and within our operating budget.

Total dues collected this year amount to \$6,290 (74 homes x \$85).

Communications Report - Jill Peterson

Jill Peterson reported that the Steeple Run website averages about 150 visitors per month. The Board commended Jill for her time in keeping the website current and agreed to fund the website going forward.

Preferred Contractor Program- Herb LeBlanc

Herb LeBlanc indicated that the Arrow Septic pump out was a success this year with several homeowners taking advantage of the group discount.

This program is intended to help Association members save money by obtaining discounts from contractors and vendors for services that are of benefit to the community at large.

Architectural Committee - Bill Harfst

Bill Harfst indicated that there was nothing new to report regarding Architectural issues. The purpose of the committee remains to insure that homeowners comply with the community architectural restrictions and guidelines. This is intended to enhance the property values of Steeple Run homeowners.

Landscaping Committee - Herb LeBlanc

Herb reported that he and Dave Malcolm investigated the cause of the failure of the front entrance lights. The problem was identified and repairs made. The entrance lights now work as designed.

Steeple Run Sign Upgrade Project - Bill Harfst

Bill reported that Algonquin Township was very helpful and cooperative in upgrading the street and stop signs as per our specifications. Some work remains as the speed limit and other road signs will be upgraded to 2" black posts. This will be undertaken in the spring.

The Township has indicated that they will pass through any additional costs for the sign upgrades not to exceed \$2500. The Board has not received a bill, as yet.

Garbage Hauler Report

Herb indicated that he reported the poor driving habits of the MDC garbage truck drivers to the company. He received an apology and assurances that this would not be a problem in the future. If any homeowners notice unacceptable driving of garbage trucks through the neighborhood they should alert Herb or call the company offices.

Some discussion centered on the fact that Steeple Run currently has three (3) garbage pickup services that drive through the community on Monday, Tuesday and Friday. It's garbage day in Steeple Run 3 days out of 7. The Board will look into the feasibility of consolidating the garbage service to one (1) vendor.

Boats, Trailer, Etc.

The Board indicated that some problems were encountered this year with homeowners parking boats, trailers, campers, etc for extended periods of time in their driveway. This is not permitted according to the Covenants. The Board stressed that it is important that homeowners comply with the provisions of the

Covenants and By-laws so that further action is not required by the Board.

SRHA Board of Directors

The following Board members agreed to fulfill their remaining term.

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

The following Association members volunteered to serve on the Board

Jack Senyshyn

Jim Maier indicated that he would consider being a Board member, but was not ready to commit at this time.

Two (2) Board positions remain vacant. Residents are encouraged to take a more active role by volunteering to serve a term as Director or Officer of SRHA. The Board meets once per quarter at the Algonquin Township offices. The time requirement is minimal, but the benefit to the neighborhood is significant. If you would like to serve on the Board, please contact one of the Board members for more information.

Next Meeting

The next Board meeting will be held on Thursday, March 7, 2013 at 7:00 pm at the Algonquin Township Offices. All Association members are encouraged to attend.

Adjourn

The meeting was adjourned by Herb LeBlanc at 11:30 AM.

Addendum to Minutes

Bill Harfst and Linda LeBlanc attended the meeting, but failed to sign the Sign-In sheet.

Attachment

Annual Meeting Sign-In Sheet