

Steeple Run Homeowners Association

Board Meeting Minutes

Thursday, October 4, 2012

Board Member Attendees

Bill Harfst

Steve Kadish

Herb LeBlanc

Karen Malcolm

Joe O'Malley

Mike Reitcheck

Tammy Rice

Call to Order - Herb LeBlanc

The meeting was called to order by Acting Board Chairperson, Herb LeBlanc, at 7:12 pm at the Algonquin Township Offices.

Treasurer's Report - Joe O'Malley

Board Treasurer, Joe O'Malley, reports that the SRHA current account balance stands at \$18,954.31. Future expenses include liability insurance, which has increased this year, utilities (electric) and outstanding payables for landscaping.

Annual dues have been received from all homeowners.

Communications Report - Tammy Rice

An updated Steeple Run Directory is in the works. It is targeted for distribution at the Annual Meeting in January. Tammy requests that revisions and updated information for current and new homeowners be sent to her for inclusion in the Directory.

Tammy plans to prepare the Steeple Run News for distribution by email to Association members. It will also be published on the Steeple Run website. The Board agreed that the newsletter will no longer be printed and mailed since we now have email addresses for all residents. This will save printing and mailing expenses.

Preferred Contractor Program- Herb LeBlanc

Herb reports that Arrow Septic Service is scheduled to provide pump-out services at a reduced rate for Steeple Run residents. The scheduled dates for pump-out are Saturday, October 13 and Saturday, October 20. Homeowners who would like to take advantage of this service should contact Arrow Septic directly.

Social Committee - Karen Malcolm

Karen reports that a neighborhood garage sale is scheduled for Thursday, October 11 to Sunday, October 14. Residents who would like to participate should contact Karen by email. Participants will share in the cost for the newspaper listing and other misc. expenses.

Karen indicated that there is some interest in re-vitalizing the Bunco group. The group would meet quarterly. Anyone interested in this social activity should email Karen.

The Christmas ornament exchange has been a popular social activity in the past. Karen suggests this would be a great holiday event for those residents who might like to organize it.

Architectural Committee - Bill Harfst

Tammy Rice indicated that Matt Evans has inquired regarding the permissible use of a man-made, siding consisting of a non-combustible "concrete" material. The siding has the look of natural cedar. Currently, the Covenants specify that all homes must be constructed with brick and cedar exteriors. Anyone seeking to

deviate from these architectural restrictions must prepare and submit an application to the Board for a waiver. The Board has not received a waiver application from Mr. Evans, so no further discussion or action was taken.

Landscaping Committee - Herb LeBlanc

The landscaping season is nearing an end. Gomboy Landscaping has done a good job this year with no complaints. Joe is awaiting the final invoices for payment.

Joe and Herb report that some of the timbers at the Smith Road entrance need to be replaced because they have rotted. This will be a Spring project.

One of the Smith Road entrance light bulbs is not working properly. The bulb was changed, but this did not solve the problem. Joe requested that anyone who has a working knowledge of DC lighting is urged to investigate and correct the problem.

Steeple Run Sign Upgrade Project - Bill Harfst

The Algonquin Township Road Department has completed the re-surfacing of the neighborhood streets with fresh asphalt. They still need to install the limestone edging to help support the blacktop along its perimeter.

Following the re-surfacing, the Township installed the new, upgraded street and stop signs. As reported previously, the Upgraded Sign Committee met with the Township to design and prepare the specifications for the signs. The Board is very pleased with the appearance of the new signs.....with one minor exception. We would like to change the galvanized steel brackets on the stop signs to black brackets so that they match the black backing on the stop signs and posts. Bill

will call the Township to see if this can be done.

We also requested that the speed limit signs and others be replaced with black 2" square posts and black backing on the sign itself.

Garbage Hauler Report

Herb reports that he called MDC to notify them that their garbage trucks are going too fast through the neighborhood and leaving skid marks and other debris on the fresh asphalt surfaces. They responded with an apology and indicated we should report any further problems to them. Herb asks that anyone seeing improper driving or damages caused by garbage trucks (MDC or others) should contact him.

Compliance Issues

The Board discussed the problem of Homeowners parking boats, trailers, campers and other RV equipment in their driveway for extended periods of time (all summer in some cases). The Board agreed that this is a serious issue and re-stated its intention to enforce the Covenants and Restrictions by notifying the offenders of the violation via letter. If the homeowner fails to comply, further action will be taken as appropriate. The Board asks that homeowners comply with the Covenants and Restrictions.

Board of Directors

Two (2) openings exist for SRHA Board members. If you would like to participate, please contact an existing Board member for details. Meetings are held every three months at the Algonquin Township Offices.

Next Meeting

The next Board meeting will be held on Thursday, December 6 at 7:00 pm at the Algonquin Township Offices. This will be the planning session for the Annual Meeting. Tammy Rice agreed to be the Acting Chairperson for the December Board Meeting.

The Annual Meeting is scheduled for Saturday, January 12, 2013 at 10:00 AM at the Algonquin Township Board Room.

Adjourn

The meeting was adjourned at 8:08 PM.