

STEEPLE RUN HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES – September 5, 2013

Present: Herb LeBlanc, Joe O'Malley, Jack Senyshyn, Mike Reitcheck, Karen Malcolm, Jim Maier

Herb LeBlanc called meeting to order at 7:08 PM

COMMITTEE REPORTS

SECRETARY'S REPORT

Jim Maier confirmed, that on behalf of the Board, he has notified via e-mail all residents (with current valid e-mail addresses on file) of the Monument Improvement Project at the Smith Rd. and Sands Rd. entrances. Discussion was also initiated regarding revising/updating SRHA directory, but was temporarily tabled with Board agreement to resume in the Social Committee report.

TREASURER'S REPORT

Joe O'Malley presented and reviewed the 2013-2014 first fiscal quarter financial report. All recurring expenses, as well as Monument Improvement expenses, have been paid. There are no major new expenses foreseen at this time. Funds are still being held in reserve for street sign modification project as the Board awaits final resolution from the Township. It was noted that repaving is underway in the Wynwood Subdivision. The street sign standards employed by the Township on this project will be observed for precedence. The Board was advised of (6) homeowners with delinquent dues, along with appropriate protocol being implemented for collection.

Mr. O'Malley officially tendered his resignation to the Board as SRHA Treasurer effective at the conclusion of the 9/5/13 SRHA Board meeting. The Board accepted Mr. O'Malley's resignation. Mr. O'Malley nominated Mr. Jim Schlough for the position of SRHA Treasurer. Mr. Schlough's nomination was seconded by Mike Reitcheck. The Board unanimously approved Mr. Schlough as new SRHA Treasurer effective September 6, 2013.

PREFERRED CONTRACTOR

Herb LeBlanc updated information on the following:

MDC Disposal: All SRHA members serviced by MDC will receive a free larger recycle bin. If a member is currently paying for a large recycle container, then they should contact MDC to have the charges removed from their billing. It will take a few weeks to get the new containers to all resident members. It is suggested to wait for the new container to be delivered before contacting MDC for any applicable charge removal. MDC contact is Greg York @ 815-970-1692.

Arrow Septic: Multi-family discount plan has been established and scheduled for Saturday, September 28th and Saturday, October 5th between the hours of 7:30 AM and 2:30 PM. The plan discounts Arrow's regular service price on septic tank pumping by \$30.00 if 5+ homes are done on the same day, and \$20.00 off regular price if less than 5 homes are done on the same day. Residents can contact Bill Madsen @ 815-459-5558 ext. 222 to schedule an appointment.

SOCIAL COMMITTEE

Karen Malcolm has provided Association Covenants to the new homeowners at 4216 Belson Court and 4008 Steeple Run Dr.

Karen is also finalizing the updated SRHA directory and is aiming for a completion date of 9/30/13. The Board agreed, that upon completion, distribution to Homeowners would be electronically through SRHA website and would include a completed subdivision map with lot addresses and family names. Karen notes that as the directory will now be sent to residents via email, for security purposes the names of family children have been eliminated from the directory.

The Board also recommends to all residents that the directory, and it's contents, be used judiciously.

ARCHITECTURAL COMMITTEE

Jim Maier advised the Board that he was contacted by the Secrest family with proper protocol questions for installing a dog run on their property. Herb LeBlanc agreed to contact Bill Harfst and would ask Bill to contact the Secrest household to explain the Covenant's requirements and procedures.

Discussion was held, once again, regarding Homeowners who continue to park boats, trailers, and campers on their property in violation of the Covenant. The Board acknowledged this is a persistent issue within our community, and has received continual complaints. As a direct result, the Board will include this subject as a priority item on the January, 2014 Annual Homeowner's Meeting agenda.

LANDSCAPING COMMITTEE

Herb and Joe expressed their satisfaction with the results of the Monument Improvement project. Dead trees were removed and replaced at the Smith Rd. entrance. Boulders were rearranged at both entrances. Junipers will be replaced next spring at the Sands Rd. entrance. Joe will contact Gomboy to explore adding additional roses at the Smith Rd. entrance. It was also noted that there will be future renovations necessary to the structural elements of both entrances and future capital appropriations will need to be discussed.

The Board also acknowledged, and wishes to thank, the Kempa family for providing water usage at the Smith Rd. entrance.

NEW BUSINESS

Jack Senyshyn suggested inviting the Under Sheriff of McHenry County to the January, 2014 Annual Homeowner's Meeting in order to update residents on the new policies and procedures in place for neighborhood patrol and safety. The Board enthusiastically welcomed this suggestion.

Jim Schlough opened discussion regarding issues with dog waste removal, especially with non-neighbor residents. While the Board understands there are no specific provisions in the Covenant related to this issue, the Board agreed that all residents are responsible for their own dog "patrol" and encourages all residents to display courtesy to their fellow neighbors.

NEXT MEETING

The next meeting has been scheduled for Thursday, December 5th at 7:00 PM at Jack Senyshyn's home.

This will be a preparatory meeting to establish the agenda for the next annual meeting.

The SRHA Annual Meeting will be held in the board room (east door) of the Algonquin Township office on Saturday, January 18th, 2014 from 10:00 AM to 12:00 PM.

ADJOURN

Motion to adjourn meeting was made by Jim Maier and seconded by Joe O'Malley.

Meeting adjourned at 8:27 PM

Minutes respectfully prepared and submitted by:

Jim Maier, Steeple Run Homeowner's Association Secretary