

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
TUESDAY NOVEMBER 27, 2018 7:00 p.m.**

In attendance: Arlanda Brantley, Steve Kadish, Herb LeBlanc, Linda LeBlanc, Karen Malcolm, Jill Peterson, Crystal Senyshyn and Brooke Ziolo.

Absent: Janice Hudson

Call to Order:

Meeting was called to order by Acting Board Chairperson Herb LeBlanc at 7:04 p.m. as a quorum was established.

Treasurer's Report:

Payments for the 2018-2019 Dues have been received from 72 households. Brooke has sent monthly Past Due notices to the 2 households still outstanding, including the interest and late fees which have accrued after July 31. If the assessments remain outstanding, liens will be obtained in accordance to Article 7.04 of our Covenants.

Our budget is in line with expectations at the end of the second quarter. The 2Q Income/Expense Report will be available on the website.

Architectural Control Committee ("ACC") Report:

A resident request for Board approval of a replacement roof and Hardie board siding was brought to the Board by the ACC. Jill made a motion to accept the use of Hardie board and approve the Architectural Change request, seconded by Crystal, and amended to make approval contingent upon receipt of the completed application and payment of outstanding dues assessment, fines, and interest. Amended motion passed unanimously.

The possibility of replacing the wooden railings (dry rot) along the Smith Road entrance monuments with lower maintenance metal fencing was discussed. Herb will gather estimates for future consideration.

Communications Committee Report:

The Directory is up-to-date but information is needed for the home at 4018 Steeple Run; it appears to be unoccupied.

Topics to be included in the newsletter were discussed.

Landscaping Committee Report:

The lighting at the Smith entrance was upgraded to LED and the photocells were replaced.

A replacement arborvitae from The Barn Nursery was planted in the Smith Road monument area by Linda and Herb LeBlanc; Linda and homeowner Mark Pondel had been watering the newly transplanted tree.

Compliance Committee Report:

The tree stump debris pile along Smith Road has been removed.

A written complaint was received concerning a new non-compliant fence along the driveway at 4009 Steeple Run. After meeting with the homeowners, it was determined that the fence is in place temporarily to protect newly planted sod. As the ground has frozen early this year, this will be re-visited in Spring.

Old Business:

The handling of occupied homes with unmaintained landscaping, long grass, weeds and scrubby growth in backyards will be determined at the January meeting. Before the next growing season, ample notice via certified letter will be given that the SRHA can arrange for the maintenance and charge the homeowners. Gomboy will be asked for estimates.

Preferred Contractor Report:

Several homeowners who were scheduled for the most recent septic pumpouts had to be rescheduled because the disposal site used was closed.

New Business:

Annual Meeting materials will be distributed in December after approval by the Board. There has been difficulty reserving a room at the township on a Saturday morning in January and afternoon hours are being considered.

Next Meeting:

The Annual Meeting is scheduled for Saturday January 12, 2019 from 1:00 TO 3:0 p.m., also at the township offices with the first Board meeting of 2019 to follow. Informational packets will be mailed mid-December.

All residents are welcome and encouraged to attend. The agenda will be posted at www.steeplerun.org and emailed to residents.

Adjournment:

A motion to adjourn was made by Steve at 7:56 p.m., seconded by Linda. Motion passed.

Respectfully submitted,
Jill Peterson, SRHA Secretary