

**STEEPLE RUN HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**September 21, 2006**

In attendance: Therese Graff, Bill Harfst, Steve Kadish, Chris Kempa, Herb LeBlanc, Karen Malcolm, Jill Peterson, Sandi Schmidt. Absent: George Lang, Dave Malcolm, David Natrass, Joe O'Malley, Ron Rowe.

The meeting was called to order by President Bill Harfst and the minutes of the last meeting were approved.

Treasurer's Report

We all need to revisit our yearly budget and look to the future budget and possible assessment increase. Joe and Karen will provide estimates for next year and present the budget at the January Annual Meeting.

The various insurance quotes were compared and discussed. State Farm submitted the low bid. Bill made a motion to accept this bid. Steve Kadish amended the motion to authorize Joe to negotiate the most favorable coverage with State Farm up to \$1200/year with the Board's recommendation to raise the Property value to \$70,000 and the Fidelity Bond to \$20,000. The motion passed unanimously.

Landscape Committee

We have not had any follow up with the Property Manager since our last meeting. We have not yet received the consultation bill. We unanimously agreed that we don't need his services now but should keep him in mind as an option for any future problems.

The set of lights at the Crystal Lake Avenue entrance has been repaired.

We still need to define the property around the monuments and have a walk-about with the affected residents. The description needs to be added to the Covenants. The mowing will continue as is.

Covenant Revisions

Based on the advice from two property managers, the Board will prepare a separate Rules and Regulations document to clarify the Covenants. The Rules and Regulations can strengthen the Covenants but cannot expand upon them nor make them more stringent.

Architectural Committee

Two requests for Architectural changes were received and processed.

Communication Committee

As there are 2 homes currently for sale, the Directory update will be slightly delayed in an attempt to include the newest residents. The Directory distribution is planned for the Annual Meeting. The Fall 2006 newsletter should be published soon. The website has been updated to include previous newsletters, meeting minutes and the covenants. In

future, we will have the Architectural Change request, directory changes, the social survey and other forms available for downloading.

#### Vandalism

What we can do about the vandalism and speeding within our subdivision was discussed. We can invite the Sheriff to our Annual or a special meeting, organize Block Watch, ask for more patrols, especially on weekend nights, request the mobile speed sign unit, and investigate the cost and availability of a private security service to patrol. We are asking all residents to report every incident to the Sherriff, no matter how small, and to the Board so that we can request more patrols, once we're armed with the statistics to back up our request. Please report acts of vandalism to [steplerun@sbcglobal.net](mailto:steplerun@sbcglobal.net).

#### Preferred Contractor Program

Herb needs recommended snowplowing vendors to contact for quotes. The ones he has called are more interested in commercial jobs. Cleaning services are next up for comparison. Next year, he will again coordinate seal coating and Scott's fertilizing services.

#### Social Committee

The successful block party broke even and the band was tipped. There is a summary of participation in the upcoming newsletter. Complaints were received about the yellow jackets, the distance between events and activities and the traffic that ignored the barricades and drove through the party and over the lawns.

Some social surveys were received without names so a repeat survey will be sent to a few homes. There are 4 social events in the planning stages: Neighborhood Cookbook, Holiday Party, Quarterly Wine Tasting, Girls' Night Out.

**The next Board meetings will be held at 7:30 pm Thursday October 19, Thursday November 16, and Thursday December 7, 2006, most likely at the Algonquin Township Offices, depending on their availability.**

Respectfully Submitted,  
Jill Peterson  
SRHA Secretary