

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
MARCH 4, 2006**

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

The meeting was called to order by President Bill Harfst who welcomed the phase director to the meeting. The Board now consists of 5 officers who are serving two-year terms, ending in January 2007 and 5 phase directors also serving two-year terms from January 2006 to January 2008. The Phase Directors and officers each have a vote. New officers will be elected at the next January Annual Meeting (2007) and new Phase Directors at the January 2008 Annual Meeting.

Officers:

President	Bill Harfst
Vice-President	Herb LeBlanc
Treasurer	Joe O'Malley
Assistant Treasurer	Karen Malcolm
Secretary	Jill Peterson

Phase Directors:

Phase 1	Ron Rowe
Phase 2	Steve Kadish
Phase 3	David Natress
Phase 4	Therese Graff
Phase 5	Sandi Schmidt

Committee chairmen act as advisors to the Board, making recommendations to the Board to approve or disapprove. They have no vote.

Architectural Control Committee	David Malcolm
Communications Committee	Jill Peterson
Covenant Review Committee	George Lang
Landscaping Committee	Chris Kempa
Social Committee	Karen Malcolm

The minutes of the previous meeting (01-07-06) were approved without correction. A correction of the Annual Meeting Minutes (1-26-06) needs to be made to a personal comment made in the third paragraph of the Treasurer's Report. A resident suggested that the reserve fund be refunded only to the residents who have moved from the subdivision, not including current residents. As this was a personal comment, no action was taken. The minutes were then approved.

Treasurer's Report

We received an additional income of \$158 from a lien for back dues that was satisfied. Our current balance as of March 1, 2006 is \$9160.34. Some anticipated expenses were pushed into the fourth quarter and we remain on track to end the fiscal year on May 31 with a deficit of approximately \$113, which will be covered by the reserve fund.

A budget for the next fiscal year has been formulated extending the current year's numbers into next year. We may have an increase in spending for legal filings and communications. The lawn maintenance contract is still being put out to bid and should also affect the budget for the next fiscal year.

The reserve fund was discussed. The Board's intent for dealing with this fund will be itemized in the next budget. These funds are intended for potential monument improvements, unexpected major issues with the entrance lighting, cost increases, legal fees and deficits. This year will end with a slight deficit. The previous two fiscal years ended in a surplus, most likely due to the monument lights being broken, while the three years before those ended in deficits.

Architectural Control Committee

Responses to architectural requests will be better tracked in the future. While our rights to restrict antennas are still unknown in light of a FCC ruling, we will continue to move forward, requesting a drawing, roof placement, orientation and height information, short term and long term intentions from any homeowner who has requested clarification.

Any decision made by the Board does not set a precedent for future action. Each request is considered on a case-by-case basis and evaluated based on what is best for the neighborhood.

Plans and materials for Ibbotson's pool have been reviewed and found to be within our covenants. A letter will be drafted accepting their plans as submitted; they still need to receive a county permit. The pool will be reviewed during construction to assure that the plans are being followed.

Fencing waivers for Renzy, Rowe, O'Brien and Mark are ready to be signed as soon as a cover conforming to country registrar is added. Herb will be the last one to sign and take the documents to the courthouse.

Covenant Update Committee

Since there weren't enough votes obtained by attendance at the Annual meeting and through proxy votes, it was decided to delay the decision to vote our proxy votes. At the time of this Board meeting, the tally of the votes received are:

61	YES
8	NO
5	not yet voted

Residents approved the proposal to combine all six filed documents and amendments and to remove the appropriate references to Steeple Run Development, without changing the intent or substance of the documents. The committee will revise the approved final draft to a final copy to be distributed to all residents. The final copy will have each page dated and numbered to help eliminate any future confusion.

Jill will contact Jennifer with the survey results and names as the Easter Egg Hunt would be the first event. As it is time-sensitive, every effort will be made to include it in the minutes and newsletter.

The Movie Night may be held in conjunction with the Annual Block Party, possibly on Belson Lane. The Belson Lane residents need to be consulted before plans move forward to hold the event on their street.

Angie Wallis has volunteered to coordinate the Girls' Night Out. Poker Night rotates between the homes of the participants. The Stay in Shape Walk needs little coordination other than a starting time and place.

Old Business

We have not received a response from the township road commissioner to the letter outlining our concerns with the traffic on Crystal Lake Avenue and our right turn lane. Bill will contact the authorities again.

The next Board Meeting will be held Saturday April 8, 2006 9:00 a.m. at the Algonquin Township Offices.

Respectfully submitted,
Jill Peterson, Secretary