

Minutes of the 8/17/2011 Meeting of the Steeple Run Homeowners Association Board

The meeting of the SRHA Board was called to order by Mike Reitcheck on 8/17/2011 at 7:30 p.m. at the home of Irene Cygan. The following board members were present:

Mike Reitcheck
Herb and Linda LeBlanc
Irene Cygan
Bill Harfst
Karen Malcolm
Joe O'Malley
Jill Peterson
Steve Kadish was absent.

MINUTES

As there were no changes to the minutes of the 4-11-11 meeting, they were approved as submitted.

TREASURER'S REPORT

Joe O'Malley reported a balance of \$16,557 in the Association's account. This is the high point in the balance for the year, as annual dues were just paid in June. Dues were paid by 69 of the 74 homeowners. Some of the unpaid dues properties are foreclosures. Letters will be sent to three homeowners notifying them they will be charged an extra \$25 service charge fee and interest at 1-1/2% per month for nonpayment.

COMMUNICATION

Jill Peterson reported that the newsletter was emailed today and will be sent via postal mail later. The website will list names of homeowners with delinquent assessments after September 1. Jill will be stepping down as newsletter editor next year so a new newsletter editor will be needed for next year.

PREFERRED CONTRACTOR COMMITTEE

Herb LeBlanc distributed copies of his research and informational handout on alternate energy suppliers. When finalized, he will make this available to all homeowners.

SOCIAL COMMITTEE

The only social event reported was the Block Party held on June 18th. Karen Malcolm also reported there is a need for new members of the Welcome Committee to greet new residents in the subdivision and provide them with local information.

ARCHITECTURAL COMMITTEE

Since the last meeting, the Littrell's pool was approved and construction completed.

LANDSCAPING COMMITTEE

The monument areas have been maintained and weeded by a few volunteers during the last two or three years. They were Linda LeBlanc, Herb LeBlanc and Joe O'Malley.

Money saved has provided funds for other needs, such as the street signs. However, only a few residents have done all the work. The Landscaping Committee will request quotes to have that work done for next year. At the next Board meeting contracting for monument maintenance and enhancements to the monuments will be discussed for the 2012 budget. These additional maintenance costs may require an Annual Dues increase.

OLD BUSINESS - STREET SIGNS

Bill Harfst presented the notes of his meeting with officials from Algonquin Township. He had given them specifications for the subdivision street signs and has been waiting for firm pricing. There was a motion made, seconded and passed to authorize Bill Harfst to communicate to the township that based on cost estimates of \$3,000 to \$4,000, the Steeple Run Homeowners Association Board gives them full authority to proceed with the signs at a cost in that general range.

NEW BUSINESS

A persistent covenant violation was reported with one homeowner storing a boat on their property. A phone call was made and voice mail left notifying them about the violation, and asking them to remove the boat. If the boat is not removed, they will receive a notification letter from the Board and the subsequent steps in dealing with covenant violations will be followed.

The date chosen for the Association's Annual Meeting was January 21, 2012.

The next Board meeting will be held on Wednesday, November 2, 2011 at 7:30 at the home of Irene Cygan.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by Irene Cygan, Secretary.