

**STEEPLE RUN HOMEOWNERS' ASSOCIATION MEETING MINUTES
OCTOBER 22, 2005**

In attendance: Bill Harfst, Chris Kempa, George Lang, Herb LeBlanc. Dave Malcolm, Karen Malcolm, Joe O'Malley, Jill Peterson

The meeting was called to order by President Bill Harfst and the minutes of the previous meeting (9-17-05) were approved without correction.

Treasurer's Report

As of today, the current balance is \$10,478.52. The dues have been paid by 100% of the households. Fiscal year-to-date, we have \$5360 total income and \$2170 total expenses.

Tax returns have been filed for the year 1994 to the present; there was no Homeowners' Association activity prior to 1994. We are currently waiting for any IRS response.

Covenant Update Committee

George Lang presented the proposed update of the original 1988 Covenants, Conditions and Restrictions. Since there are no vacant lots and the developer is no longer involved, the appropriate sections can be deleted and the language updated. George will also examine the Bylaws and all of the subsequent amendments that had been filed at the Courthouse. The goal is to have all of the various documents combined into one and distributed to every household to eliminate any future confusion. The proposed update would be distributed to all homeowners 30 to 60 days before the scheduled Annual Meeting on January 26th to allow time for study before the vote at that meeting.

Architectural Control Committee

The approved fencing amendment was filed at the Courthouse and we're waiting for the appropriate paperwork to be mailed back to us. The Kadish fencing waiver had a revised signature page added as well as a description of the fence and a diagram of its placement. The Renzy dog run waiver needs an accompanying diagram; Dave will measure the dog run and supply the diagram before the Board will consider a vote on the waiver. The committee will develop a standard waiver request form and procedure for future use.

A question concerning antennas was raised. After discussion with George Lang, who has the copies of the various amendments, we will review the FCC ruling and all of the current covenants so that we may act on this at our November Board Meeting. Dave will update the homeowner who raised the question.

Communications Committee

The Littrells, our webmasters, have selected SBC Yahoo! as our hosting site. Anyone with content for the website should email it to Jill Peterson, the Secretary, for inclusion. Joe O'Malley asked that he should be billed directly for this monthly expense. The website would be another method to make the proposed covenants available to the majority of homeowners for review.

The Fall 2005 newsletter has been mailed; no one has requested that the newsletter be sent to them via email so we will continue to mail them through the USPS. The effectiveness of communicating via the internet is not easy to evaluate; when the minutes of the last meeting were sent, a return receipt was requested (to assure that the distribution list had no typographical errors) but only returned by a little more than half of the homeowners, most within the first 2 days.

The Winter 2005 newsletter should be distributed before December 1st. The proposed content was discussed. Herb submitted an article summarizing the results of his lawn mowing survey for inclusion; he will try to complete a similar survey on snowplowing in time for publication.

Landscape Committee

The light fixtures at the Crystal Lake entrance need to be replaced. Chris has located the key needed to open the electrical box.

Chris will contact the current landscaper to review the contract and prepare to put it out for bid for next year.

The proposal of the Northwest Property Managers was discussed. As their services are not needed at this time, Chris will ask if they would perform a one-time review for a set fee. Based on the review, a determination of any needed services would be discussed.

Preferred Contractor Program

Herb presented the results of his survey of lawn mowing services which will be included in the upcoming newsletter. He will survey the snow plowing services next.

Social Committee

The Holiday Party was discussed. As in the past, the cost of this social event will be borne by the participants. In response cost concerns, Karen Malcolm has arranged for the Holiday Party to take place at 7:30 pm on Saturday, December 3rd at The Village Vintner winery on Randall Road. The event will include wine tasting, appetizers and desserts, games, door prizes and music. Non-alcoholic beverages will be available and there is no obligation to purchase any bottles of wine at the venue. Food arrangements need to be finalized but the cost should be around \$20-\$25 a person.

The Annual Meeting will be held Thursday January 26, 2006 7:00-9:00 p.m. at the Algonquin Township Offices. The next meeting will be held Saturday November 19th, 2005. If any residents are interested in attending the November meeting, they should contact Bill Harfst for time and place information.

Respectfully submitted,
Jill Peterson, Secretary