

STEEPLE RUN HOMEOWNERS ASSOCIATION
Monday June 27, 2005

A meeting of the Officers of the Steeple Run Homeowners Association was called to order by new President Bill Harfst with a welcome to all of our neighbors attending. Because of the large number of new residents, each person introduced them self.

1. Following the agenda distributed to each household the week before the meeting, the new Officers were introduced:

President	Bill Harfst
Vice-President	Herb LeBlanc
Treasurer	Joe and Kathy O'Malley/Karen Malcolm/Jeanne Mulville
Secretary	Jill Peterson

Volunteers were sought for the Architectural Control and the Landscaping Committees:

Architectural Control Committee:

Dave Malcolm
Brian Mulville
David Penny
Greg Wallis

Landscaping Committee:

Chris Kempa
Bill Kulis
Marc Scichitano
(Joe McNally will be approached to join this group)

2. The Treasurer's Report was given by outgoing Treasurer, Brian Gross. With no outstanding liabilities, the bank balance is \$6193. The electrical service for the entrance monuments is on auto pay monthly.

All of the dues for last year were collected with the exception of 2, both in foreclosure; we are unable to collect dues from the foreclosed properties. \$150 was also spent to mow the grass at one property when it reached 8" high.

Notices for this year (June 1, 2005 – May 31, 2006) will be mailed shortly. There was discussion of initiating a late fee. Some homes are consistently delinquent and dues were still being collected in November.

Most of the expenses incurred were for landscaping and lighting of the entrance monuments. This spring, \$745 was spent to spray fertilizer, to mulch and to trim trees at the monuments. The landscaper has provided evidence of insurance.

An insurance policy for the Homeowners Association was discussed. A general liability umbrella for \$500,000 to \$1,000,000 will be investigated. The monuments may be covered by the individual homeowners' policies. The Landscaping Committee (Chris Kempa) will check out the available options, including the possibility of the SRHA pay for the increased coverage on the monument areas.

The Association dues will remain the same for this next mailing - \$70 – and will be due 30 days after the date the notices are mailed.

3. Proposed changes to the Declaration of Covenants and Bylaws were discussed. After a lively discussion of restrictions on fencing and grandfathering existing fences, it was agreed that although the petition of proposed changes had been approved and could be filed at the Courthouse, the Architectural Committee will revisit the wording and divide it into two issues for the homeowners to vote on, so that the raised concerns and exceptions may be addressed.

A more involved review, revision and update of the Covenants and Bylaws needs to be made. Volunteers for the Covenant Review Committee are:

Bill Babington
Tim Graff
Steve Kadish
George Lang
Karen Malcolm
Jeanne Mulville

Enforcement of the Covenants will be continued. After written notification of violations, escalation would include liens and fines. We will have to make sure that all homeowners have a copy of the most current Covenants and Bylaws.

4. Communication with the homeowners needs to be improved. The Directory should be updated once a year with current email addresses included. Meeting Minutes will be distributed. Association dues notices need to be printed and mailed. A newsletter and a password-protected website were also discussed as communication tools. www.steeplerun.org has been obtained for our use. Using email, rather than snail mail, was discussed to be timelier and to decrease postage costs.

Volunteers are needed to join the Association President (Bill Harfst) and Secretary (Jill Peterson) on a Communication Committee, to update the directory, to create a newsletter and to investigate the development of a website.

As no other business was brought forward, the Officers and Committee members were reminded to have their reports at the next meeting in one month. An Annual Meeting will be held once a year but a date has not yet been chosen.

Jill Peterson, Secretary