

**STEEPLE RUN HOMEOWNERS' ASSOCIATION
OFFICERS and COMMITTEE MEETING MINUTES
JANUARY 7, 2006**

In attendance: Bill Harfst, Steve Kadish, George Lang, Herb LeBlanc, Karen Malcolm, Joe O'Malley, Jill Peterson

The meeting was called to order by President Bill Harfst and the minutes of the previous meeting (11-19-05) were approved without correction.

Treasurer's Report

Of our \$5360 income (dues), \$3461.71 has been spent year-to-date, leaving a balance of \$1898.29. We are in good shape and spending has been as expected for this fiscal year. Our current bank balance is \$9695.99; this does not reflect the December utility bill (approximately \$50) which arrived in yesterday's mail.

Architectural Control Committee

Dave Malcolm provided a status report for this meeting which was read by Bill. Requests for fence waivers have been received from Renzy, Rowe and O'Brien. The fences were inspected, measured and drawn by Dave and are awaiting legal descriptions from 2 of the homeowners. The wording for the waivers was distributed to the Board members; please contact Bill if you find any needed changes. We will process all three waiver requests at once, each board member having their signatures notarized and then passing it to the next. Herb volunteered to file the waivers at the courthouse once completed. Herb reminded us that the cover page needs to be altered at the county clerk's request: the cover page should read Steeple Run Units 1, 2, 3, 4 and 5.

Discussion turned to the remaining two homeowners who have not yet requested a waiver. Bill will send them a letter before the Annual Meeting to make sure that they are aware of their options. If a waiver is not requested by June 30th, a notarized document to that affect should be obtained and filed at the courthouse.

The question raised about an antenna could not be resolved at this meeting. Research and more information from the homeowner are needed before the board can adopt a position.

Covenant Update Committee

Drafts of the proposed update to the Covenants and Bylaws have been distributed to all homeowners and will be voted upon at the Annual Meeting this month.

The next phase of updating the Covenants will require considerable input from the residents. We need to establish a format for communication and discussion so that all homeowners are involved and made aware of the provisions before the changes are voted upon.

Preparation for the Annual Meeting

Three Proxy votes have been received to date. A few more may be mailed by the January 19th deadline. Ideally, we would like all residents to attend the Annual Meeting.

Like the monthly meeting, each board member/committee will give a short report before any discussion. Bill will provide the Opening overview. Herb will bring his overhead projector. The agenda order was determined and the time estimated. Ideally, the meeting should run from 7 – 9 pm. The vote on the Covenant update will not be taken until after 7:30 to allow for any latecomers.

Resident input needed:

Issues

- Should social events be a function of SRHA?
- Raise or lower dues?
- Improvements to Sands Road entrance consistent with CL Ave or maintain existing only?

Vote

- Phase Directors. Get nominations/volunteers for each phase on the way into the meeting. Explain the process for electing phase directors and take votes.
- Updated Covenants and Bylaws

Voter apathy and low Annual Meeting attendance have been problems and impediments in the past. While we would prefer that all residents attend the Annual Meeting so that they can have their voices heard and questions answered, IF a quorum is not reached, we will use the following 30 days to give each resident who did not attend and who did not mail in their proxy vote ample opportunity to cast their vote rather than immediately exercise the proxies. The date of the next Officers' meeting will be held after this 30 day period.

Agenda

Opening remarks-Bill

Treasurer's report-Joe

Communications-Jill

Covenant Update-George

Architecture-Dave

Landscape-Chris

Preferred contractor-Herb

Social-Karen

Open discussion

Landscape Committee

The Board made favorable comments on the holiday decorations at the front entrance. Bill suggested that we establish a budget for holiday decorations and develop a lighting design for next year. The lights will be stored along with the wreaths until next December.

For several years some residents have requested that the Sands Road entrance be improved to be more consistent with the CL Ave. entrance. If the homeowners prefer improving those monuments rather than maintaining what is there, Chris will need to get some cost estimates for the improvements.

The Property Management presentation won't be scheduled until mid-February so at the Annual meeting we can only mention that we're investigating their services.

Preferred Contractor Program

Survey results for Septic pump-out services were distributed and discussed; Herb will try to obtain more complete information so that these results can be included in the June 2006 newsletter. The March 2006 newsletter will feature a comparison of lawn care services. Future newsletters will include information on alternative gas and electrical energy suppliers.

Social Committee

Attendees enjoyed the Holiday party and wine tasting; it was suggested that it become a more frequent event. There were 35 RSVPs but with the snowy weather, 10 failed to show. Like all Social events, it was self-supporting.

The survey intended to gauge interest in a variety of social activities intended for the March 2006 newsletter will be distributed at the Annual Meeting as well. Future planning will depend on resident input. Volunteers and ideas are always welcomed.

Old Business

Joe O'Malley commented on the accident and near-miss accidents that occurred at the CL Ave. entrance since our last meeting. Bill will pen a letter to the Township Road Commissioner requesting signage.

Communication Committee

The SRHA website is under construction but open for review at www.steeplerun.org. Content is still be added by Jane and Mike Littrell. Officers/committee members should consider what information they have to communicate with the members and how they would like that content to appear. Please mention any needed tweaks that you find.

The Annual Meeting will be held Thursday January 26, 2006 7:00-9:00 p.m. at the Algonquin Township Offices. The next Officers and Committee meeting will be held Saturday March 4th, 2006. If any residents are interested in attending the March Officers' meeting, they should contact Bill Harfst for time and place information.

Respectfully submitted,
Jill Peterson, Secretary