

## STEEPLE RUN HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES – April 21, 2016

Present: Herb LeBlanc, Linda LeBlanc, Joe O'Malley, Karen Malcolm, Jim Maier, Jim Schlough, Mike Reitcheck, Brooke Ziolo, Arlanda Brantley

Herb LeBlanc called meeting to order at 7:15 PM

### COMMITTEE REPORTS

#### SECRETARY'S REPORT

Jim Maier advised the notes and minutes from the January 16, 2016 Annual Meeting were read and approved as submitted.

#### TREASURER'S REPORT

Joe O'Malley reviewed year to date income and payment ledger. Gomboy has been contracted for 2016 property maintenance with no increase from 2015. There was a 10% increase in liability coverage for 2016 over prior year, which will be reviewed prior to payment. There are no other significant or unusual expenses projected through the end of the fiscal year, and there are no outstanding association dues heading into the next fiscal year. The financial health of the SRHA is good and in line with SRHA covenants.

Joe also announced that Brooke Ziolo has accepted the position of SRHA Treasurer and joins the SRHA Board in this capacity effective immediately. Joe will work closely with Brooke as she transitions into the new role. Jim Schlough and Karen Malcolm are also available resources if Brooke wishes to consult them.

#### PREFERRED CONTRACTOR

Herb LeBlanc updated information on the following:

Arrow Septic: Multi-family discount plan has been negotiated. Dates are scheduled for Saturday, May 7<sup>th</sup> and Saturday, May 14<sup>th</sup>. An informational flyer will be emailed to all residents ahead of these dates.

RadoVent: Herb will continue to investigate discount pricing for this home radon emission testing system program. Further details to follow.

#### SOCIAL COMMITTEE

Karen Malcolm and Linda LeBlanc will be reaching out to new homeowners residing at 4209 Belson Lane and 4002 Steeple Run Drive.

#### ARCHITECTURAL COMMITTEE

The condition of the Smith road entrance was discussed. Herb and Joe will investigate service to provide required cleaning.

## LANDSCAPING COMMITTEE

Herb and Joe advised that upkeep of vacant properties located at 4216 Steeple Run Drive, 4307 Church Hill Lane, and 3814 Steeple Run Drive will be monitored. Plans are also being evaluated to replace the dead tree at the Smith road entrance.

## NEW BUSINESS

Discussion was held to develop for the SRHA website an internal contractor referral list. Similar to "Angie's List", this will provide a forum for Steeple Run residents to list home services providers they have used and would recommend to other residents of our community. Herb and Mike will set parameters for posting and will advise proper protocol. Jim Maier will send an introductory e-mail to SRHA residents seeking initial information.

Discussion was held on notifying SRHA residents of the State of Illinois' new procedure for license plate renewal. It was agreed that while not the SRHA Board's responsibility, such information is news worthy and would be mentioned in these minutes, as well as posted on SRHA website.

Brooke Ziolo brought attention to the fact that there have been incidents of theft from resident's mailboxes, specifically packages. The Board recommends that all residents keep an eye out for themselves, and their neighbors, and please report any such incidents to the proper authorities.

## NEXT MEETING

The next meeting has been scheduled for Thursday, August 4th at 7:00 PM at the LeBlanc's home.

## ADJOURN

Motion to adjourn meeting was made by Mike Reitcheck. Jim Maier seconded the motion.

Meeting adjourned at 8:10 PM

Minutes respectfully prepared and submitted by:

Jim Maier, Steeple Run Homeowner's Association Secretary