

## **Minutes of the 2012 Annual Meeting of the Steeple Run Homeowners Association**

The 2012 SRHA Annual Meeting was called to order by President Mike Reitcheck on 1/21/2011 at 10:01 a.m. at the meeting room of Algonquin Township. Attending were: Linda LeBlanc, Herb LeBlanc, Irene Cygan, Bill Harfst, Steve Kadish, Karen Malcolm, Joseph O'Malley, Jill Peterson, Mike Reitcheck, Tom Rice, Tammy Rice, Ron Rodewald, and 26 other residents by proxy (total 36). 10 additional proxies were received after the meeting. Bob Miller, representing Algonquin Township, also attended the meeting.

### Activities and Accomplishments

Board President Mike Reitcheck introduced the current Board members and highlighted the activities and accomplishments of the SRHA, including holding quarterly Board meetings and an annual meeting, communicating important information to residents by newsletter and website, responsibly managing finances, reviewing and approving architectural modification requests, negotiating preferred contractor discounts, maintaining and improving monuments and providing opportunities for social activities. The slide show presentation is available at [www.steeplerun.org](http://www.steeplerun.org).

### Preferred Contractor

Herb LeBlanc reviewed the preferred contractor discounts negotiated for Steeple Run homeowners. This year's discounts included Arrow Septic pump-outs and waste removal service with MCD. For 2012 lawn care a new agreement including expanded monument maintenance has been contracted without additional cost. Our subdivision may qualify for aggregation of electric rates. Additional information will be available on the SRHA website.

At the meeting residents requested that he investigate discounts for home security systems, surge suppression devices and driveway contractors.

### Neighborhood Street Signs

New legislation requires that existing stop and street signs must be replaced with higher visibility materials. This will be done by Algonquin Township. The committee met with Bob Miller of Algonquin Township to determine options regarding upgraded signs. The project will include removing the 4 existing brown signs, 8 street signs, 12 stop signs and a few other signs, (e.g. speed limit).

The Township will create the new signs during the winter. Completion and installation is expected to be during the spring, but is dependent upon receipt of materials, which are in high demand. Stop and street signs will be combined where applicable. Steeple Run Homeowners Association will pay only for the upgrades, the cost above the cost for basic signs. This will be a one-time only charge. Maintenance and repair of signs will be done by the township at no additional charge.

Bob Miller attended the Annual Meeting and answered questions from residents. Repaving is scheduled for 2012 or possibly 2013, depending on funding. Herb LeBlanc will follow up with the township in April to find out if this will occur in 2012.

#### New Business

Ron Rodewald presented a concern he had with landscaping changes that impacted water drainage. Bob Miller discussed the topic and indicated that grade changes, like bringing in fill dirt, which modified the path of water drainage, was against county ordinances. Property owners in Steeple Run are responsible for maintaining retention areas on their property. Changes to retention basins require permits. Residents should notify the township if they see changes to retention basins in progress.

Residents should be notified that disposal of electronics in trash is no longer allowed. These items can be disposed of at the Algonquin Township offices at the barn. Details are listed on the Township website.

Legislation now requires associations to prepare an Energy Policy Statement. The Board will review roofing restrictions and wind generation regulations in the covenants and prepare a policy statement during the next year.

#### Treasurer Report

Treasurer Joe O'Malley presented the Treasurer report including SRHA dues history, income and expense breakdown and 2012 budget figures. The report showed SRHA on sound financial footing, with required reserves and expenses in line with budget. In addition, past due assessments have all been paid.

With current financial situation, the association should handle the cost of the upgraded signs without a dues increase. The upgraded signs represent a return of value to Steeple Run homeowners by enhancing the appearance of the neighborhood.

#### Elections

Steeple Run covenants require between 5 and 9 Board members. There are 3 Board members elected last year who are continuing for another year: Herb LeBlanc, Karen Malcolm, and Joe O'Malley.

While Jill Peterson will not be on the board for another term, she has agreed to maintain the SRHA website and assist in transitioning her former communications duties to Tammy Rice over the next few months.

The following residents volunteered to run for new 2 year terms on the Board: Tammy Rice, Bill Harfst, Steve Kadish, Irene Cygan, and Mike Reitcheck. A motion was made to elect all who stood for election, and the motion passed unanimously.

Officers will be elected at the first Board meeting which is scheduled for March 3 at 10:00 a.m. at Algonquin Township. Herb LeBlanc will reserve a room at Algonquin Township for this purpose.

The annual meeting was adjourned at 11:32 a.m.

Respectfully submitted by Irene Cygan, Secretary.