

STEEPLE RUN HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES – June 6, 2013

Present: Herb LeBlanc, Joe O'Malley, Jack Senyshyn, Mike Reitcheck, Karen Malcolm, Steve Kadish, Jim Maier

Herb LeBlanc called meeting to order at 7:05 PM

COMMITTEE REPORTS

There was no Secretary's report.

TREASURER'S REPORT

Joe O'Malley presented and reviewed the 2012-2013 fiscal year financial report. The financial health of the Association is good. Prior budgeted items including Homeowner's Newsletter and repairs to street signs were not dispersed. Additionally, extra back assessments were received. The Board discussed, and agreed, to hold reserves for future neighborhood upgrades.

Joe O'Malley also announced that Jim Schlough will be assuming the position of Treasurer effective 1/1/14. It is expected that Jim will be nominated and elected to the Board at the September meeting.

PREFERRED CONTRACTOR

Herb LeBlanc reviewed preferred contractor Arrow Septic advising that they will continue to provide discount service to Steeple Run residents. Summer dates are to be advised, but it was also noted Arrow will offer a discount to residents provided resident identifies themselves when scheduling appointment.

Herb also presented a comprehensive Waste Hauler Analysis. The results were clear that MDC provides the most economical value, has adapted to the neighborhood, and offers a direct line of communication to our residents. The Board will look to present Herb's findings to all Steeple Run residents with the hope of converting all residents to MDC service citing safety issues (less trucks on our streets), road preservation, along with economical advantages.

SOCIAL COMMITTEE

Karen Malcolm advised there are no neighborhood social functions planned at this time.

Karen also offered to provide Association Covenants to the new homeowners at 4216 Belson Court and 4008 Steeple Run Dr.

LANDSCAPING COMMITTEE

Herb and Joe are scheduled to meet with Gomboy to discuss landscape improvements, specifically boulder placement, at both the Smith Rd. and Sands Rd. entrances. They will also look to determine if there are more effective, or economical, options available regarding the electrical signage.

NEW BUSINESS

Discussion was held on how best to advise residents who are non-compliant with Association Covenants regarding boat/camper/trailer parking in neighborhood. The Board agreed it was appropriate to provide offenders with a letter of non-compliance, signed by all board members, with an established deadline for resolution. One discussed option available to the Board, should a non-compliant resident not respond to the Board's letter, would be to post offender on Association's website.

The Board held discussion on the status of the vacated Scichitano property. Mike Reitcheck motioned to utilize Association funds for the purpose of lawn maintenance. Joe O'Malley seconded this motion. However, prior to taking this action, Joe intends to contact the attorney handling the foreclosure to determine their intention on maintenance and report back to the Board.

NEXT MEETING

The next meeting has been scheduled for Thursday, September 5th at Jack Senyshyn's home.

ADJOURN

Motion to adjourn meeting was made by Steve Kadish and seconded by Jim Maier.

Meeting adjourned at 7:55 PM

Minutes respectfully prepared and submitted by:

Jim Maier, Steeple Run Homeowner's Association Secretary