



**STEEPLE RUN HOMEOWNERS
ASSOCIATION
Crystal Lake, Illinois
MEETING MINUTES
July 10th, 2008**

The SRHA Meeting was called to order @ 7:37pm on July 10, 2008, by Herb LeBlanc.

Attendees: Herb LeBlanc, Jill Peterson, Ron Rowe, Joe O'Malley, Tom Rice, Tammy Rice, Linda LeBlanc

Herb motioned to accept the minutes from the last meeting. Seconded. Minutes accepted.

SECRETARY'S REPORT

The minutes of the last meeting were presented by Tom Rice and accepted without changes. Nothing new to report.

TREASURER'S REPORT

The Treasurer's Report was presented by Joe O'Malley. Copies of the report were distributed to everyone. It was noted that the income was up this time around due to annual dues being paid over the past couple of months. The balance was \$11.8k as of early this week. Joe mentioned that we expect fewer communication expenses and no legal fees in this year's budget. Joe also reformatted the document, to make it more readable. After expenses, etc. there is a balance of approximately \$2k for property repairs, etc. Otherwise, a small surplus is being projected.

All but 18 homeowners have paid their assessments. They have a 30-day grace period, until the end of July. Joe is sending out letters to the outstanding homeowners this week.

There was no noticeable change in electricity, but we are having some issues with some of the lights not working properly. Joe noted that our bills are coming in promptly and regularly from the landscaper this year. Our monthly bill is \$220.

LANDSCAPING COMMITTEE

Chip had volunteered to get 3 estimates for painting our wooden Steeple Run signs, but Herb has not heard from him. Herb has tried to get in touch with Chip but his calls have not been returned. Ron has volunteered to take this on, because we cannot afford to let them get any worse or they will cost even more to get painted.

ACTION: Ron will bring 3 estimates to the next meeting.

KUDOS: The board and some of the homeowners got together and did the spring cleaning one weekend, instead of paying a service. The village was kind enough to deliver the mulch for us at the Sands Road entrance. It's estimated that we saved at least \$500, and it looks great!

COMMUNICATIONS COMMITTEE

Jill Peterson provided the following information from the Communications Committee: The newsletter was just mailed and should be in everyone's mailbox today.

The website is up-to-date and going well.

It was mentioned that Sandy Durrenberg-Schmidt contacted Herb regarding mailing the newsletter and wanted to know why we were spending \$1,200 on communications, apparently assuming it was all for the newsletter. She did not know the cost included other things such as the meeting location, etc. It was confirmed that the newsletter costs are under \$400 for the year. Herb asked, is that an acceptable expense? Everyone said yes. So, the board reviewed, determined it is under \$400, and agreed to accept that as the cost of doing business. These also supplement the minutes of the meeting. Nothing will change.

PREFERRED CONTRACTOR PROGRAMS

Radon Detection - Show and Tell
Demarco Mosquito Abatement Program

On 7/26 a representative from a radon detection company will be in front of Herb's house giving a demo on radon vents. Based on the fact that this is now becoming a necessary item in a home inspection, it's a good idea to present this to Steeple Run homeowners. One of our homeowners had this done by this company, and really found him to be professional, knowledgeable, etc. Recommend everyone does it. Cost is \$995, but if we get 20 or more homes, it goes down to \$795. Work is guaranteed.

Herb mentioned that he did the Home Depot test and his was pretty high, but noted he had not left his house open before doing the test and it was twice the acceptable amount. In our area, with the gravel, it is expected that we will all have radon, and most will have an issue with it.

Also, this company's system uses your drainpipe, so there's less work that needs to be done.

Herb tried to find someone to spray for gypsy moths; he was not successful, but he did find someone to spray for mosquito abatement for \$196/treatment (for 10 applications), if we're interested.

Tom Rice asked if Algonquin Township does any type of spraying. The answer was no.

It was discussed that we can also put it on the agenda for next year as a special assessment. Someone needs to investigate what the special assessment rules are.

ACTION: Joe agreed to look into this. Joe also thinks we need to be prepared about people with allergies, pets, beneficial insects, etc.

Joe asked if we have any driveway sealing programs this year? Herb says no.

SOCIAL COMMITTEE REPORT

Karen Malcolm could not attend the meeting but Jill Peterson spoke with her and gave an update. Karen is working on getting the block party going and is recruiting volunteers. If anyone knows of someone who wants to help, have them contact Karen.

ARCHITECTURAL COMMITTEE

Mike Littrell was not present from the Architectural Committee, so there were no updates from this committee; however, Jill was curious about some of the construction going on in the neighborhood. Ron stated that we have no way to fine anyone who violates the covenants, and said we need to put something into the covenants saying we should be able to put a lien on a home or fine the homeowner if they don't abide.

The board has determined that we are at the point to where we're going to begin sending letters to Steeple Run homeowners who are noncompliant in known violations. These have been the subject of articles in the newsletter as well as having been constantly raised in the meetings concerning this subject.

NEW BUSINESS

- ◆ Jill Peterson mentioned that the monuments on Crystal Lake Avenue are being smothered by ground ivy. Ron took an action to talk to the landscaper.
- ◆ We have a new trailer parked at the Mark's house . . . with a golf cart on it. Golf cart is off, but the trailer is still there. Herb agreed to talk to them.
- ◆ The question was raised, what should the board do if we do not hear from Mike and Chip, as they have continuously not responded. After discussion, it was decided that we would have to reassign their responsibilities and review the covenants for replacing the positions.
- ◆ It was agreed that the next meeting will be September 25, 2008

Herb motioned to adjourn the meeting; it was seconded by Ron Rowe. The meeting was adjourned at 8:12pm.