

Steeple Run Community Board Minutes

January 10, 2019

Present	Board Member	Officer	Expiring
	BJ Bob Janecek		2020
	BC Brian Cleary		2020
	BH Brian Haberstich		2021
	EL Eric Lukacsik		2019
	JL Jeffrey LaHaye		2019
	JK Jerry Kenealy		2021

Present	Board Member	Officer	Expiring
	LG Lynn Gutoski	Treasurer	2021
	MS Marty Savino		2021
	MK Michael Klecka	Secretary	2019
	ML Michael Ladas	Vice President	2020
	PY Perry Youngs	President	2020

Present	Official	Position
On call	KA Kenneth Amdall	Attorney
X	BD Robin McCracken	Clubhouse Manager
X	VT Vicki Thiele	Clubhouse Manager

Call to Order: 7:30 PM by President, Perry Youngs

Resident Comments:

Minutes:

Motion: Approve December Board Meeting minutes. MS, JL 2nd **Approved**

Executive Session:

None

Clubhouse Report:

As Presented

Motion: Move to QuickBooks Online from Desk version at a two-year cost of \$1123 LG, MS 2nd **Approved**

Pool:

As Presented

Motion: Agree to a one-year exception to Board Policy of hiring personnel of Manager with an active Board Member, Michael Ladas. MK, JL 2nd **Approved** (ML abstained)

Motion: Hire Elizabeth Ladas & Adam Nyland as 2019 Pool Managers. Managers to be paid biweekly in equal amounts according to current payroll schedule beginning June 5th ending Sept 7th. BC, BH 2nd **Approved** (ML abstained)

Pool Manager	Seasonal Salary
Elizabeth Ladas	
Adam Nyland	

Treasurer Reports:

As Presented – Approved for Audit

Legal Updates:

Report Presented

Motion: Do not negotiate lien amount with title company regarding foreclosure condo unit. MC, BH 2nd **Approved**

Building:

As Presented

Resident communication required before tree removal.

Communications:

No Report

Grounds:

As Presented

Motion: Remove tree from 24w431 Cliff Court at a cost of \$500, per quote by Addlawn Landscaping, Inc. JH, MK 2nd **Approved**

Motion: Approve and proceed with pond burn for \$4,400 as quoted by Pizzo & Assoc. MK, BH 2nd **Approved**

Unfinished Business:

New Business:

Executive Session (2):

Motion: Enter Executive Session. MS, BH 2nd **Approved** 9:02PM

Personnel Discussions

Motion: Exit Executive Session. MS, JL 2nd **Approved** 9:16PM

Post Actions:

Motion: Raise the hourly rate for returning guards by \$0.25 for the 2019 pool season. EL BH 2nd **Approved**

Adjourned: Adjourned 9:57PM (JL, BH 2nd) - Next Meeting: February 14, 2019 @ 7:30pm

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Reference Information

Committee Summary	
Committee	Members
Administrative	P. Youngs
Bylaws	B. Dunlop <i>M. Klecka</i> P. Youngs
Building	E. Lukacsik J. LaHaye M. Ladas
Grounds	J. Kenealy E. Lukacsik B. Cleary J. LaHaye
Finance/Planning	<i>L. Gutoski</i> B. Dunlop Erin LaPointe
Pool	B. Cleary B. Haberstich M. Savino M. Ladas
Communication	<i>M. Klecka</i> V. Thiele L. Gutoski B. Cleary

Bank	Acct	Description
Capital One 360	7622	Pool Reserve Account
Chase	9701	Business Checking
	9220	Web Checking
	1297	Emergency Reserve
PNC	5132	General Reserve Savings

Vendor	Contact	Telephone	Expiration
AI Duncan Services	AI Duncan	(630) 882-8140 (630) 494-1570	Annual
Green Horizons			1 Year 3 yr option
PVN Pool Service Inc.		(630) 393-7665	Annual
Miriani & Associates, LTD	C. Andrew Miriani	(630) 416-6900	Annual

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Summary

Actions taken by the SRCC Board

- Hiring of pool managers for 2019 season
- Salary and hourly rate approvals for pool guards of the 2019 season
- Approval of pond burn
- Approval of tree removal on Cliff Court
- Approval to migrate to cloud accounting package