

Steeple Run Community Board Minutes

July 08, 2021

Present		Board Member	Officer	Expiring
X	TM	Troy Michalek		2023
Called	BC	Brian Cleary	Secretary	2023
X	BH	Brian Haberstich		2021
	EL	Eric Lukacsik		2022
X	JK	Jerry Kennealy		2021
X	LG	Lynn Gutoski	Treasurer	2021

Present		Board Member	Officer	Expiring
X	MK	Michael Klecka	President	2022
X	ML	Michael Ladas		2023
X	MS	Marty Savino	Vice President	2021
Called	TL	Tim Loatman		2023
19:36	JJ	Jakob Breving-Johnson		2022

Present		Official	Position
On call	KB	James Bernicky	Attorney
X	BD	Robin McCracken	Clubhouse Manager

Call to Order: 7:30 PM by President, Michael Klecka

Resident Comments:

None

Minutes:

Motion: Approve June Meeting minutes MS, JK 2nd **Approved**

Clubhouse Report:

Emergency Spend: HVAC Repair \$488

Emergency Spend: Sewer Repair \$494

Pool:

As presented

Treasurer Reports:

- Filed for Audit

Legal Updates:

None

Building:

Covered in Clubhouse report and New Business. Must replace AC Unit

Communications:

None

Grounds:

- **Motion:** Accept maximum of \$1190 cost for painting of outdoor stairs from pool level to observation deck. Vendor to be determined by Grounds Committee. Vendors: Hoske Maintenance, Bazan Painting. ML, MS 2nd **Approved**

Unfinished Business:

None

New Business:

Executive Session:

Post Executive Actions:

Adjourned: Adjourned 8:34 PM (MS, LG 2nd) - Next Meeting: August 12, 2021 @ 7:30pm

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Reference Information

Committee Summary		Internal Procedures
Committee	Members	<ul style="list-style-type: none"> • Will work on one proposal at a time. • Committees are responsible for the proposal details. • Committees will make recommendations to full Board. This is to avoid the Board from doing the review of the various details. • Committees are asked to provide minutes that minimally contain attendance, time and date of the meeting along with possible recommendations.
Administrative	M. Klecka	
	M. Savino	
Bylaws	B. Dunlop	
	M. Klecka	
Building	B. Cleary	
	E. Lukacsik	
	M. Ladas	
	T. Michalek	
Grounds	B. Cleary	
	E. Lukacsik	
	J. Kennealy	
	T. Loatman	
	J. LaHaye *	
Finance/Planning	J. Johnson	
	L. Gutoski	
	M. Savino	
Pool	B. Haberstich	
	J. Johnson	
	M. Ladas	
	M. Savino	
Communication	B. Haberstich	
	J. Johnson	
	M. Klecka	
	R. McCracken	

Bank	Acct	Description
Chase	1297	Emergency Reserve
	9220	Web Checking (PayLease)
	9701	Business Checking
PNC	5132	General Reserves
Wintrust	1884	Pool Reserve Account

Vendor	Contact	Telephone	Expiration
The Landscape Specialists		(847) 660-9325	11/2022
Al Duncan Services (Snow Removal)	Al Duncan	(630) 882-8140 (630) 494-1570	Annual
Bernicky Law Firm	James I. Bernicky	(630) 909-9902	Annual
Connor & Gallagher OneSource	Jose L. Rodriguez	(630) 687-6418	Annual
Hoske Maintenance (HMI)	Tom Hoske	(630) 205-6528	
Lauterbach & Amen, LLP	C. Andrew Miriani	(630) 393-1483 (630) 416-6900	Annual
PVN Pool Service Inc.	"Chui"	(630) 393-7665	Annual

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Summary

Actions taken by the SRCC Board

- Repair of AC unit
- Resolve Sewer blockage issues
- Approved repainting of outdoor stairs from pool deck to observation deck.