

Steeple Run Community Board Minutes

May 12, 2022

Present		Board Member	Officer	Expiring
X	BC	Brian Cleary	President	2023
X	BH	Brian Haberstich		2024
X	EL	Eric Lukacsik		2022
X	LG	Lynn Gutoski	Treasurer	2024
X	SK	Sarah Kline		2024
X	TM	Troy Michalek		2023

Present		Board Member	Officer	Expiring
X	JJ	Jakob Breving-Johnson		2022
		Open		2024
X	MK	Michael Klecka	Vice president	2022
X	ML	Michael Ladas		2023
X	TL	Tim Loatman	Secretary	2023

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

Call to Order: 07:30 PM by President, Brian Cleary

Resident Comments:

None

Minutes:

Motion: Approve March Meeting minutes MK, SK 2nd

Motion: Approve April Special Session MK, SK 2nd

Clubhouse Report:

As presented

Motion: Vote to approve fence 24W461 Cliff Ct. - SK, ML 2nd

Board has voted to approve the fence provided the county approves it is within easement restrictions.

Motion: Vote to approve Grounds Clean up projects (with more investigation of 24w577 Spingdale Dr.) up to \$3500 for two days with AP Tree Service – EL, TL 2nd

Board has voted to contact AP Tree Service and set a clean up day

Motion: Vote to approve future back to back rentals of the clubhouse with the increased fee of \$200. TM, BH 2nd

Board has voted to increase fee to \$200 and allow back to back bookings.

Motion: Vote to amend private pool rental fee to \$75. \$50 paid by cash for each guard. Additional guard for more than 50 people. Require a 300 refundable security deposit.

Motion: Vote to allow up to 10 families to buy non-resident at the price of assessment (with priority of Steeple Run Stingrays). SK, TL 2nd

Board has voted affirmative

Motion: Vote to purchase new power washer up to \$400. LG, BH 2nd

Board has voted to affirm

Motion: Vote to purchase 2 umbrellas up to \$300 a piece LG, BH 2nd

Board has voted to affirm

Motion: Vote to purchase 4 lounge chairs at up to \$350 each. LG, BH 2nd

Board has voted affirmative

Motion: Vote to approve \$17.00 salary for pool manager. TL, BH 2nd

Board has voted to affirm

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Motion: Swim lessons should be offered at \$70 (\$90 non-resident) for toddler/private lesson and \$55 (\$65 for non-resident) for group lesson per guard availability. LG, BH
Board has voted to affirm.

Motion: \$11 salary for non-lifeguard staff members. LG, TM 2nd
Board has voted to affirm

Treasurer Reports:

Motion: Do not send unpaid units to collections. Balance will continue to accrue \$30 per month plus interest until July, then a lien will be placed on the property. LG, MK 2nd
Board has voted to affirm

Budget to be voted on at the June meeting

Unfinished Business

2021 Audit Lauterbach and Amen – process begins May 13

Financial Committee Report

-As presented

Event Committee/Report

As Presented

New Business

Asphalt treatment to go to grounds committee
ML will investigate proposal to repair carpet room window

Motion to Adjourn 9: BC, BH 2nd

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Summary

Summary Page includes motions

Committee Summary		Internal Procedures
Committee	Members	
Administrative	M. Klecka	<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.
	B. Cleary	
Bylaws	B. Dunlop	
	M. Klecka	
Building	E. Lukacisk	
	M. Ladas	
	T. Michalek	
Grounds	E. Lukacsik	
	S. Kline	
	T. Loatman	
	J. LaHaye *	
	S. Kline	
	J. Johnson	
Finance/Planning	L. Gutoski	
	J. Johnson	
	M. Klecka	
Pool	B. Haberstich	
	J. Johnson	
	M. Ladas	
	M. Savino	
	B. Haberstich	
Communication	M. Klecka	
	R. McCracken	
	B. Haberstich	

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
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
The Landscape Specialists		(847) 660-9325	11/2022