

Steeple Run Community Board Minutes

Aug 11, 2022

Present		Board Member	Officer	Expiring
X	BC	Brian Cleary	President	2023
7:57	BH	Brian Haberstich		2024
X	EL	Eric Lukacsik		2022
X	LG	Lynn Gutoski	Treasurer	2024
Called	SK	Sarah Kline		2024
X	TM	Troy Michalek		2023

Present		Board Member	Officer	Expiring
	JJ	Jakob Breving-Johnson		2022
		Open		2024
X	MK	Michael Klecka	Vice President	2022
	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:

Christy Martin – Concern about the pool. Concerned about the equipment and how it's been treated. On three occasions she needed asked the guards to put water in the pool (which led to pool filter failure). Low pool level leads to air in the system (and increased pressure in the system) and can deteriorate the equipment. Beyond equipment concerns, Ms. Martin is also concerned proper pool opening procedures are being followed (i.e. chemicals). Safety concerns regarding rules are not being enforced (i.e. swinging on the ladders, diving board swim evaluation, etc.), and shortage of staff (guards). Ms. Martin wanted to express that she is willing to share her expertise and support.

Dawn Klein – Concerned about bushes on the path in the common area. They appear unsightly and she would like them removed.

Steve Mitchell – Caught seven rats. Neighbors have a chicken coup which attracts rats. Perhaps SRCC should pass an ordinance?

Minutes: Move to approve June Minutes MK, LG 2nd
Move to approve July Minutes MK, LC 2nd

Audit Report: Lauterbach & Amen, LLP – As presented

Finance Presentation for Residents – We need to pick a date/time to present to residents.

Plan A: Thursday, September 15th, 7pm.

Plan B: Thursday, September 22nd, 7pm

Treasure's Report – As Presented

Non-Board Approved Expenses

Motor Starter Unit \$735.40 (Approved by MK)
Push button start/stop kit \$145.12 (Approved by MK)
NV Electric \$160 (Approved by MK) (Installation of 2 above parts)
Driskler Electric Motors (Approved BC)
Parts and installation (\$2,091.00)

Clubhouse Report: - As reported

Pool: BH proposed shift rotations to ensure proper coverage.

Treasurer Reports: NA

Legal Updates: NA

Building: NA

Communications: NA

Steeple Run Community Board Minutes

Aug 11, 2022

Grounds: Grounds committee to review work from AP Trees, get quotes for Birdsong ct. Bushes, and create overarching Landscaping Plan

Event Committee: The 5K was a success!

Unfinished Business:

New Business:

Executive Session:

Post Executive Actions:

Adjourned:

Called – Motion to adjourn 9:16 MK. BC 2nd
Next Board Meeting August 11, 2022, 07:30 PM

Steeple Run Community Board Minutes

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	
	B. Cleary	
Bylaws	R. McCracken	
	M. Klecka	
Building	E. Lukacsik	
	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	
	B. Haberstich	
Communication	M. Klecka	
	R. McCracken	
	B. Haberstich	
Social	S. Kline	
	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
AI Duncan Services (Snow Removal)	AI 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

Steeple Run Community Board Minutes

Summary

Actions taken by the SRCC Board