

Steeple Run Community Board Minutes

January 13, 2022

Present	Board Member	Officer	Expiring
X	BC	Brian Cleary	President 2023
X	BH	Brian Haberstich	2024
Called	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
Called	JJ	Jakob Breving-Johnson	2022
		Open	2024
X	MK	Michael Klecka	Vice president 2022
Called	ML	Michael Ladas	2023
X	TL	Tim Loatman	Secretary 2023

Present	Official	Position
On call	KB	James Bemicky
	BD	Robin McCracken

Call to Order: 07:34 PM by President, Brian Cleary

Resident Comments:

None

Minutes:

Motion: Approve October Meeting minutes MK, LG 2nd

Motion: Approve November 2021 meeting minutes MK, LG 2nd

Clubhouse Report:

As presented

Motion: Accept bid from JaniKing for weekly cleaning service for \$260 monthly LG. SK 2nd

Motion withdrawn.

Motion: Counter Coverall's proposal to remain at our existing rate of \$295. If they reject, go with JaniKing service at the \$260 monthly fee TM. SK 2nd.

Pool:

To do – Reach out to SunDeck

To do - Post for new guard applications

Motion: Pool Guard wage starts at \$13 over 18, plus .25 per year of history BH. TM 2nd

Motion: \$12 for under 18) to comply with state law BH. TM 2nd

Motion: Any head guard will receive \$1 above regular rate per hour BH. TM 2nd

Treasurer Reports:

- Dec and January Treasurer's Reports presented
- Year End Financial Summary presented

Legal Updates:

- None

Building:

- As presented

Communications:

- No updates to share on blast email

Grounds: Added fallen tree removal to regular spring disposal (Broken tree near 24w647 Springdale Dr.)

Unfinished Business:

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- Al Duncan Snow Removal – Entry way done as needed
- Renewed with Cincinnati Insurance

New Business:

2022 Audit with Lauterbach & Amen, LLP

- To Do - move forward with Audit research TL;
 - o Input of our attorney
 - o Input of number of compilation and full audit
 - Additionally, a comparison of two services/value

Executive Session:

- Entered Session 7:34 Requested by MK
- Exited Session 7:58 Moved to leave executive session: MK
 - Second: LG

Post Executive Actions:

- Motion to increase salary effective January 1, for [REDACTED]
- Move to increase salary effective January 1, for [REDACTED]

Unfinished Business

Swim lesson Rates

Adjourned: Motion to adjourn at 10:00pm BH, LG 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. Lukacik	
	M. Ladas	
	T. Michalek	
Grounds	E. Lukacik	
	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	

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

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