

Steeple Run Community Board Minutes

October 13, 2022

Summary

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

Present		Board Member	Officer	Expiring
X	JJ	Jakob Breving-Johnson		2023
X		Sue Janecek		2023
X	MK	Michael Klecka	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: 7:56 by Mike Klecka

Review of Agenda

Minutes:

Move to approve September Minutes, TL, 2nd ML

Move to approve special session minutes BC, TL 2nd

Resident guests

Steve Mitchell Rat issue due to neighbor chicken coop.

Dan Wilmer walkway from partridge ct. to the common area is in disrepair.

New Business –

Retirement of SK, EL, JB

JB and EL have both submitted letters for renewal of seats

Move to approve Jeremy Breving-Johnson -LG, DK 2nd

Approved

Moves approve Eric Lukaczik LG, DK

Approved

Treasure's Report – As Presented

Clubhouse Report: - As reported

- Snowplow proposal – Al Duncan
 - Move to approve Al's contract, BK 2nd
- Approved

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Pool: There may be guards who require more than what we are offering

- *Pool committee will investigate*
- We need the engineering study done for the new pool, as well as a "Pool Transition" Committee
- Committee should have residents as well as board members
- Committee should be established in November

Legal Updates: NA

Building: NA

Communications: October mailer is sent out

Grounds: Clean up of Flower/hedge bed near Klein's property is complete – Mr. Klein would like to donate two more trees, to add to the area.

- Looking for recommendation from the Landscaping Committee as to whether we'll keep Landscape Specialists as our landscaper – for February Review

Event Committee: Breakfast with Santa needs to be addressed in November
LG knows a resident who would like head up the Event Committee

Committees:

Pool: Brian H, Troy M, Mike L,
Grounds: Brian C, Dan K, Sue J,
Building: Brian C, Tim L
Finance: Lynn G, Jacob B,
Bylaws: Jacob B, Mike
Communication: Mike K, Brian H, Jacob B,

Move to adjourn TL, TM 2nd

Adjourned:

Called – Motion to adjourn 9:32 MK. JB 2nd

Executive Session:

Post Executive Actions

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.
Administrative	M. Klecka	
	B. Cleary	

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Officer Elections-

LG volunteered to be the presiding officer – Called meeting to order at 7:50

SJ nominates Mike Klecka as President – DK 2nd

MK nominates Sue Janeczek as Vice President, LG 2nd

MK nominates Tim Loatman as secretary – SJ 2nd

SJ nominates Lynn to Treasurer, MK 2nd

LG made declarations of officers – (Non contested)

Mike Klecka, President

Sue Janacek, Vice President

Tim Loatman, Secretary

Lynn Gutoski, Treasurer

Officer election concludes at 7:55.

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Bylaws	R. McCracken	<ul style="list-style-type: none"> 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.
	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
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	Annual
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