

# Steeple Run Community Board Minutes

February 09, 2023

## Summary

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

Present		Board Member	Officer	Expiring
	JJ	Jakob Breving-Johnson		2023
	SJ	Sue Janecek		2023
X	MK	Michael Klecka	President	2022
	ML	Michael Ladas		2023
X	TL	Tim Loatman	Secretary	2023

Present		Official	Position
On call	KB	James Bernicky	Attorney
	MK	Mariana Kortae	Clubhouse Manager
	RM	Robin McCracken	Bookkeeper

**Call to Order:** 7:34 by Mike Klecka

### Review of Agenda

### Minutes:

Move to approve October Minutes, LG, 2<sup>nd</sup> TL

**Treasure's Report** – As Presented

**Clubhouse Report:** - As Presented

Introduce Mariana Kortae  
Easter Event for April 8

Events Committee: - Five events were proposed for 2023.

Further discussion on communication methods will be had at next meeting.

**Building Report** – Need to contact Scholwalter Roofing. They need to come out and inspect the drain. (Follow-up from January)

- EL to meet Tom Hoske to get carpet and painting estimates. Robin to set up.
- Discussion on whether to replace center of the room.
- Should we be looking at replacing furniture? SJ will take point on scoping some options. (Follow up from January)

Communication – Updates have been made to the website

**Grounds** – No Report

- Wire in tree on Blackstone. Perhaps our handyman could remove it?
- Immediate need: Lawn Service for 2023
  - o BC is working on new bids

**Strategic Planning** –

- *Financial planning meeting is week of February 13th*

**Pool** – ML should call Sundeck to schedule inspection (Clubhouse will reach out to ML).

- Committee met on Jan 18<sup>th</sup>
  - o Decided on Pool manager
- EL will meet with Pool Drawing

**New Business** – Feb and March, assessment fees

- May; delinquent assessment receive liens
- April Townhall to prep
  - o Will be part of Financial planning meeting during the week of February 13th

**Adjourned:**

*Called – Motion to adjourn 8:36 LG. BH 2<sup>nd</sup>*

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

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

<b>Vendor</b>	<b>Contact</b>	<b>Telephone</b>	<b>Expiration</b>
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