

Steeple Run Community Board Minutes

January 11, 2024

Minutes – Revised 8 Feb 2024

| Present | | Board Member | Officer | Expiring |
|---------|----|------------------|-----------|----------|
| X | BC | Brian Cleary | | 2026 |
| X | BH | Brian Haberstich | | 2024 |
| X | EL | Eric Lukacsik | | 2024 |
| X | LG | Lynn Gutoski | Treasurer | 2024 |
| X | SK | Bill Klein | | 2025 |
| X | TM | Troy Michalek | | 2026 |

| Present | | Board Member | Officer | Expiring |
|---------|----|----------------|----------------|----------|
| X | TM | Tami Moore | | 2024 |
| X | SJ | Sue Janecek | Vice President | 2025 |
| X | MK | Michael Klecka | President | 2025 |
| X | ML | Michael Ladas | | 2026 |
| | | | | 2026 |

| Present | | Official | Position |
|---------|----|-----------------|-------------------|
| X | JB | James Bernicky | Attorney |
| X | AG | Amy Garcia | Clubhouse Manager |
| X | RM | Robin McCracken | Bookkeeper |

Call to Order: 7:30 by Michael Klecka

Minutes:

October 2023 Election Minutes
November 2023 Minutes

ML, SJ 2nd Approved
LG, BK 2nd Approved

Presentation of pool build alternatives by M. Long and C Haberstich

Reports

Status

Clubhouse As Presented
Communications As Presented
Grounds No Report
Grounds No Report
Landscaping
Pool Build As Presented
Pool Operations No Report
Social No Report
Treasurer Filed for Audit

Will address Landscaping contract 02/2024
Newly created committee SJ to chair

Motion: Retain Lauterbach & Amen, LLP contracted for 2024 fiscal year. LG, SJ 2nd

Approved

Motion: Board/Pool Build to consider the introduction of a six-lane pool based on new information received from the *Presentation of pool build alternatives*. Final pool vote to occur at the April 2024 Board meeting based on contracts in hand.¹

BH, TM 2nd. Role Call Vote requested by MK - **Approved**

| Board Member | Vote |
|------------------|------|
| Bill Klein | Y |
| Brian Cleary | Y |
| Brian Haberstich | Y |
| Eric Lukacsik | Y |
| Lynn Gutoski | Y |
| Michael Klecka | |
| Michael Ladas | Y |
| Sue Janecek | Y |
| Tami Moore | Y |
| Troy Michalek | O |

¹ Motion by BH has the appearance of a conflict where family members are promoting opinions on the new pool build. The Board recognizes this and has chosen to let the motion and vote stand.

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Motion: Accept the application of Colleen Sehy to fill the open board seat vacated by Tim Loatman. ML, BH 2nd
Approved.

Adjourned: 9:40 PM - Next meeting 11 Feb 2024 7:30PM

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Supporting Documentation

| 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. |
| | 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 | |
| | M. Klecka | |
| Pool | B. Haberstich | |
| | T. Michelek | |
| | M. Ladas | |
| Communication | M. Klecka | |
| | T. Moore | |
| | B. Haberstich | |
| Social | | |
| | 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 | |
| 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 |

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Summary

- Elected Colleen Sehy to fill open board member seat.
- Voted to postpone final decision for pool build until April 2024 Board meeting.
- Voted to retain Lauterbach & Amen, LLP as our 2024 auditor and accounting firm.