

Steeple Run Community Board Minutes

February 8, 2024

Present		Board Member	Officer	Expiring
X	BC	Brian Cleary		2026
Called	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
Called	SJ	Sue Janecek	Vice President	2025
X	MK	Michael Klecka	President	2025
X	ML	Michael Ladas		2026
				2026

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

Call to Order: 7:30 by Michael Klecka

Minutes:

January 2024 Minutes LG, ML 2nd Approved as Amended

Presentation of pool build alternatives by C Haberstich.

Reports	Status
Clubhouse	Provided
Communications	Provided
Grounds	Provided
Landscaping	N/A
Pool Build	Provided
Pool Operations	N/A
Social	N/A
Treasurer	Filed for Audit

Common Area Landscaping contracts

Motion: Accept contract from Berthoud Painting and Installation for \$4500. Including Backsplash for Electric Range in kitchen. EL, Tm 2nd. **Approved**

Motion: Accept contract with Wingreen Landscaping for 2024 season. Single Pay \$25,053.16. BH, BK 2nd. **Approved**

Motion: Accept contract with Tallgrass for detention basin tree removal in the amount of \$1050. BH, TMO 2nd. **Approved**

Motion: Lifeguard & Swimm Lessons LG, BK 2nd. **Approved**

1. Raise hourly rate to \$15 per hour for guards 18 years of age and older.
2. Raise hourly rate to \$14 per hour for guards 17 years of age and younger.
3. Returning guards will receive the new base rate plus an additional \$0.25 per hour.
4. Any guard working in the position of Head Guard will receive an additional \$1 per hour.
5. Raise hourly rate to \$16 per hour for Swim Lesson instructors.
6. Swim Lesson fees for residents will be \$50 for toddlers and \$45 for all other levels.

Motion: Establish a special meeting for the sole purpose of a pool presentation. MK. TMO, ML 2nd **Approved**

- Pro/Con for each pool design
 - 4 lane pool replacement
 - 6 lane competitive
- Provide details on non-binding vote regarding resident preferences.
 - Voting to close at end of Office Hours on March 30th.
 - Extend Saturday Office Hours from noon to 2:00PM

Adjourned: 9:40 PM - Next regular Board Meeting 14 Mar 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 the full Board. This is to prevent the Board from doing a review of the various details. • Committees are asked to provide minutes that minimally contain attendance, time, and date of the meeting along with 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

- Established Special Board Meeting to present both pool options.
- Accepted Clubhouse interior painting contract.
- Accepted 1 year landscaping (common area maintenance) contract.
- Accepted tree removal from detention basin contract.