

Steeple Run Community Board Minutes

Annual Townhall Meeting

April 11, 2024

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

Present	Board Member	Officer	Expiring
	TMo Tami Moore		2024
	SJ Sue Janecek	Vice President	2025
	MK Michael Klecka	President	2025
	ML Michael Ladas		2026
	CS Colleen Sehy		2026

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

Call to Order: 7:00 by Michael Klecka

Resident Comments:

Carrie Haberstich – Additional pool recommendations

Ron Edgington – Wishes additional survey to residents to replace the pool with a more nonseasonal venue.

Minutes:

March 14

SJ, LG 2nd Approved

Reports

Status

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

Looking for original documentation regarding Arborist report
 Submitted recommendation for Pool Configuration
 Questions whether having a \$4K deck repair prudent for remaining pool year, prior to pool replacement.
 Request allocation of operating funds

Pool Replacement Voting Results:

Summary: Voting for Pool Configuration preferences ended on March 30th, 2024. On April 3rd the votes were tallied. Of 109 votes submitted 75 preferred the 4 lane pool option verses 34 preferring the 6 lane option, or 68.8% to 31.2%

The votes were tallied by Amy Garcia (Clubhouse Manager), Lynn Gutoski (Ballot Boss), Mike Ladas (Secretary), Brian Haberstich (counter) and Michael Klecka (counter).

Motions:

- Move 2023 revenue of \$84K from 9701 to 5132. LG, BH 2nd Approved
- Social Committee requests funding not to exceed \$2200 for 2024 events. LG, SJ 2nd Approved
- Approve Sundeck contract regard pool deck repair in the amount of \$4K, ML, BH 2nd Withdrawn
- Accept contract with McCloud Aquatics in the amount of \$2970 for the 2024 season. Addressing Lilypad issues. BC, SJ 2nd Approved
- Accept contract with Sunset Pools & Spas for \$1.6 Million, per details below. EL, LG 2nd Approved
 - Contract is to include:
 - 4 Lane Option.
 - 3,428 SF Swimming Pool with 3'6" to 10'0" Water Depths.
 - Paddock Stainless Steel Gutter System with PVC Grating.
 - 15'6" Wide Stairs with 12" Treads
- Approve down payment for pool construction to Sunset Pools & Spas for \$80K. LG, SJ 2nd Approved
- Approve maximum of \$1500 for concrete pool repairs, addressing pool and deck. ML, SJ 2nd Approved
- Nominate Colleen Sehy as SRCC Secretary. TM, SJ 2nd Approved

Adjourned: 9:22 PM BK, SJ 2nd - Next Board Meeting – May 9th 7:30 PM

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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. Janecek	
Bylaws	R. McCracken	
	M. Klecka	
Building	E. Lukacsik	
	T. Loatman	
	B. Cleary	
Grounds	B. Klein	
	S. Janecek	
	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 Pools Inc.	"Chui"	(630) 393-7665	Annual
The Landscape Specialists		(847) 660-9325	11/2024

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Summary

- Approved cash transfer to Pool Reserve
- Approved Social Committee funding request
- Approved contract addressing water retention pond's lily pad infestation
- Approved contract along with initial payment for new pool construction
- Approved concrete related repairs to existing pool.