

Steeple Run Community Council Board Meeting

July 11, 2024

Meeting Called to Order at 7:30 p.m. by Sue Janecek, Vice President.

Present: L. Gutoski, B. Haberstich, S. Janecek, T. Michalek, T. Moore, C. Sehy

Also Present: A. Garcia, Clubhouse Manager

Absent: B. Cleary, M. Klecka, B. Klein, M. Ladas, E. Lukacsik

Resident Comments: None

Approve Minutes of June 13, 2024 Board Meeting

Motion: B. Haberstich moved to approve the minutes. L Gutoski seconded. Voice vote, motion passed.

Reports

- Clubhouse Report – Presented
- Treasurer’s Report – Presented
- Legal Report – None
- Event Committee Report – Presented as part of Clubhouse Report
- Grounds Committee Report – Presented
- Building Committee Report – Presented
- Pool Operations Committee Report – Presented; *the pool was closed for one day after the pool chlorinator stopped working during a recent storm.*
- Pool Replacement Committee Report - Presented
- Communications Committee Report – None
- Strategic Planning Committee Report – None
- Landscaping Committee Report – Presented

Unfinished Business

- **Window Resealing**
One bid was received for resealing the windows in the tile and carpet rooms. The committee will work on securing at least one additional bid and will also secure a bid for the required commercial window cleaning.
- **Flooring**
Two bids were received for replacing the flooring in the carpet room.
- **Mulch Disbursement**
Wingren provided a quote of \$400 to spread the mulch at the Spring Bay entrance to the subdivision. Upon discussion, the board decided to do the work. S. Janecek will organize a day and time.

- **Tree Removal**

Motion: T. Michalek made a motion to solicit quotes for removing the tree in Section C that was struck by lightning. The motion was seconded. Voice vote, motion passed.

- **Pond Update**

The pond received a second treatment, and the lily pads are starting to die off.

New Business

- **Audit**

L. Gutoski reported that the 2023 audit is almost done. The auditor will present the audit to the board at the August meeting.

- **General Financial Presentation**

L Gutoski will give the annual general financial presentation to the Steeple Run community on August 22 at 7 pm. Board members are strongly encouraged to attend.

- **Pool Replacement Loan**

L. Gutoski provided a summary of her efforts to secure a loan for the Pool Replacement project. She approached numerous banks, eventually identifying four that would make a loan to a homeowners association. Of the four, Providence Bank & Trust of Wheaton was the most responsive. After receiving the required information, they developed a loan term sheet and provided a loan timeline that supports the Sunset Pools payment schedule.

Motion: L. Gutoski made a motion to move forward with the loan from Providence Bank & Trust. C. Sehy seconded.

An extended discussion followed. Several board members wanted to review at least two loan proposals before making a decision. L. Gutoski agreed to contact additional banks in an effort to secure an additional loan proposal. She will schedule an information session to provide the board with a detailed review of the Providence term sheet and information from any other banks interested in making the loan. There will be ample time for board members to ask questions.

Motion: L. Gutoski moved to table the motion to move forward with a loan from Providence Bank & Trust. C. Sehy seconded. Voice vote, motion passed.

- **2024 Assessments**

An assessment reminder postcard will be sent out next week. Residents who paid their 2023 assessments in March or later will also receive a letter notifying them that they must set up a Paylease account in August if they intend to use Paylease to pay their assessment.

- **Elections**

Four board members have terms that expire in 2024. Those who want to serve another term must submit a letter of intent to A. Garcia by the end of the month.

- **Grill**

The igniter on the clubhouse's gas grill rusted out and stopped working. As a result, the grill had to be lit manually, which was deemed a hazard. A. Garcia received emergency approval to purchase a replacement grill.

Motion: T. Michalek made a motion to dispose of the old gas grill. L. Gutoski seconded. Voice vote, motion passed.

- **Rental Issue**

There was an issue with cleanup after a June clubhouse rental. The resident has rented successfully in the past and has another rental scheduled for August. Considering their successful record prior to June, L. Gutoski recommended drafting a letter to the resident that outlines the June violations and notifies them that if there are any violations at their August rental, their rental privileges will be suspended for one year. The resident will be required to sign and return a copy of the letter before their August rental.

Motion: L. Gutoski made a motion to present the resident with a letter outlining the violations from their June rental and notifying them that if there are any violations at their August rental, the board will suspend their rental privileges for one year. T. Michalek seconded. Voice vote, motion passed.

- **Lifeguard Reimbursement**

A lifeguard's shoes were damaged while he was working on a task related to bringing the pool back online after the storm. He provided documentation of the damage and the cost of the shoes and requested reimbursement for the shoes. Per L. Gutoski, the funds would come from Account #5259 - Supplies and Pool Equipment.

Motion: T. Michalek made a motion to make a payment of \$110 to cover the cost of the damaged shoes, with the understanding that the guard will relinquish the damaged shoes to the SRCC. L. Gutoski seconded. Voice vote, motion passed.

Adjournment

Motion: L. Gutoski moved to adjourn the meeting at 10 pm. T. Moore seconded. Voice vote, motion passed. The next SRCC Board Meeting will be Thursday, August 8 at 7:30 p.m.

Recorded by Colleen Sehy, Secretary

Summary of Actions Taken at the July 11, 2024 Board Meeting

- Approved the solicitation of quotes for the removal of a tree that was struck by lightning.
- Approved the disposal of a nonfunctional gas grill.
- Approved a motion to send a resident a letter outlining violations from their June clubhouse rental and informing them that their rental privileges will be suspended for one year if there are any additional violations at their August rental.
- Approved a reimbursement of \$110 to a lifeguard whose shoes were damaged while performing an assigned task.