

Steeple Run Community Board Minutes

Monthly Board Meeting

October 10, 2024

Present		Board Member	Officer	Expiring
X	BK	Bill Klein		2025
X	BC	Brian Cleary		2026
X	BH	Brian Haberstich		2027
X	MK	Mallory Knysch		2027
X	LG	Lynn Gutoski	Treasurer	2027
Called	TM	Troy Michalek		2026

Present		Board Member	Officer	Expiring
Called	EJ	Eric Lukacsik		2027
X	MKK	Michael Klecka	President	2025
Called	ML	Michael Ladas		2026
X	SJ	Sue Janecek		2025
Called	CS	Colleen Sehy	Secretary	2026

Present		Official	Position
On Call	JB	James Bernicky	Attorney
X	RM	Robin McCracken	Bookkeeper
On Leave	AC	Amy Garcia	Clubhouse Manager
X	LC	Lauren Carroll	Clubhouse Manager

Call to Order: 7:38 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:

September 12

LB, BK 2nd Approved

Reports

Status

Clubhouse	Provided	
Communications	N/A	
Grounds	Provided	
Landscaping	N/A	Submitted Proposal for front entrances
Pool Build	N/A	
Pool Operations	N/A	Pool closed for season Equipment & Materials removed in anticipation for construction
Social	N/A	
Treasurer	Filed for Audit	Treasurer Instructed to move appropriate accounts to Providence Bank & Trust to fulfill terms of loan conditions

Motions:

- Accept 2024-25 snow removal contract from Mario Garcia Services. BK, SJ 2nd - Approved
- Appoint SRCC President as official signer for loan documents from Providence Bank & Trust. LG, SJ 2nd – Approved
- President (MKK) to sign Commitment Letter regarding loan from Providence Bank & Trust. LG, SJ 2nd – Approved
- Approve Rent-A-Gardner contact addressing front entrances for \$██████. LG, BK 2nd – Fails
 - Amended: Remove Densi Yews (\$874.80) resulting to approximately \$4,200.28
 - SJ instructed to research watering plans to prevent die off

Adjourned: 8:45 PM BK, LG 2nd Next Board Meeting November 14th, 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

- 2024-25 Snow Plowing Contract accepted
- Authorize SRCC President as signer of loan documents from Providence Bank & Trust