

STEEPLECHASE

2026 MARCH BOARD MEETING

DATE: 3/3/2026

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:11 pm by all the board members.
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board:, Rubi Godoy, David Eakin, William Jones, and Teresa Dunican.
 - i. Not Present: Justin Bockhorst
 - Management: Stonegate Property Management – Kevin Malburg & Russell Wesley
 - b. Owners: None present
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - c. February Minutes
 - i. William motioned to approve the minutes and Rubi seconded the motion. The meeting minutes were approved unanimously.
- III. OWNER OPEN FORUM:
 - a. Rubi reported on Turfrider there still appeared to be a dog that was involved in recent case where the owner went to court. Management said anything they could document with a camera or video would help if the dog was loose at any point in the future.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by 2/15/2026
 - i. ii. Current Account Balances as of 2/25/2026
 - 1. Operating Account \$71,768.98
 - 2. Reserve Account \$114,770.72
 - a. CDs
 - i. GE Credit Union – \$26,477.29 – 8.11.2026
 - 1. This CD is in the process of getting opened.
The balance is in the reserve account.
 - ii. Columbia – \$52,474.10 – 3.12.2026
 - 1. The board reviewed the rates and with Columbia rates being lower than GE they approved moving the CD into a 9 month CD at 3.65 APY.
 - iii. Columbia – \$26,789.20 – 5.09.2026
 - ii. Delinquent Accounts
 - 1. Homeowner Receivables: \$10,028.56
 - a. Justin signed in front of the notary for the lien status. Kevin will get that to Jeff Casazza. There are 4 owners that received legal letters requesting payments.
 - 2. Violations

- a. Kevin had a follow-up question for the board regarding violation enforcement that Jeff was recommending. Kevin would discuss that in executive session.
 - b. Two owners were sent violation letters through regular and certified mail. The owners have till March 10th to rectify their violations, or they'll be charged for the time, material, and transportation of the supplies needed to update their mailboxes.
- 3. Property Tour
 - a. Kevin went through community and followed up on a couple of holiday violations with owners and closed out those that had been completed. A few others that had been active and not completed were advanced. Kevin and Russell walked the retention basins and discussed the items that tend to come up as concerns around them. Kevin ordered a few more cleaning supplies and an owner reported that the tree line across from the clubhouse was encroaching on the roadway. Kevin reported that to Public Works of Boone County.

V. OLD BUSINESS:

- a. 2026 Social Events
 - i. Easter
 - 1. Sunday, March 29th
 - a. The board was good with a hard start time of 3:00 pm and remind owners about making sure they arrive before 3:00 pm
 - b. The board reviewed some pictures of options and decided to try one option this year to see how it went. They chose a stand up, 3' picture of an easter egg hatching with a baby chick inside. The child can put their face through the hole that is the baby chicks face.
 - 2. 1,500 Easter Eggs purchased and in storage room off the gym
 - 3. Kevin is going to remind the landscaper not to be there on event date.
 - ii. Santa
 - 1. Will noted that Ben who has played Santa was getting booked up early this year. He had tentatively set aside December 1st, the first Tuesday of the month for him to come if they wanted him. The board reviewed their calendar and agreed that the last meeting of December 1st would work for having Santa for the community.
- b. Board Positions
 - i. Right now, there are not any designated board members that are overseeing the rolls of President, VP, Secretary, or Treasurer. The board, with management, are all overlooking the financials, minutes, and decision making and are continuing to determine what roles would be best for each member.
- c. Interior Decoration of Clubhouse
 - i. Furniture:
 - 1. Carpet
 - 2. 2 occasional chairs
 - 3. 4 chairs
 - 4. Two End tables

5. One coffee table
 6. 4 barstools
 7. Rubi provided some pricing and furniture options from Bobs Discount Furniture. The board wanted to see if they had some leather options for the couches and sofas to aid in clean up if there was a spill. Will noted that sometimes Bob's furniture if it is backordered means they might not have an option on a refund and might have to choose a different type of furniture.
- ii. Flooring
 1. The board wanted to get some pricing on flooring. Once they choose a flooring option, the color will help determine the colors they might choose for the furniture. Will said he had a couple of contacts he could provide to help in getting multiple quotes.
- d. Increase of rental pricing for outside and here
 - i. The board had previously approved a 30-day grace period before rentals pricing increased for the clubhouse. Starting March 9th new rental rate will be \$150 for Owners and \$200 non-Steeplechase Owners.
 - e. Repairs to common areas from Sutherland
 - i. April will likely be a good month to double-check this area and determine if there is additional work needed from the owner to restore this area to grass.
 - f. Items for Future Discussion
 - i. Restock ponds
 1. Jones Fish – Spring 2026
 - a. Kevin obtained an updated quote for restocking the fish in the pond. It included:
 - i. 63 Ea Channel Catfish 4-5"
 - ii. 63 Ea Channel Catfish 6-8"
 - iii. 63 Ea Channel Catfish 8-10"
 - iv. 375 Ea Largemouth Bass 3-4"
 - v. Total: \$1,830.37 for delivery, installation, and tax. This was a \$141 increase from the previous year, but still much lower than the previous bids from last year.
 - b. Will motioned to approve and David seconded the motion. It was approved unanimously.
 - g. Fountain Fill Station
 - i. Kevin had reached out to Mark, one of Justins contacts. He was doing snow removal during the winter season and had been bogged down with work. Kevin followed up last week and Mark was going to come out end of last week. Kevin is hoping that the quote will come in the next week.
 - h. Board Openings
 - i. Rubi noted that she would be trying to sell her home and would stay on the board until that occurred. Kevin noted that reaching out to neighbors and friends in the community to come on to the board would be the easiest way to get new members.
 - ii. The board asked about the process and usually management tries to get the owner to the next board meeting. The board meets them, asks them questions about why they want to be on the board and can either vote in the meeting or in

executive to allow an owner to the board. They do not have to allow anyone on board, so if someone seems like they are detrimental to the community they can politely let the owner know they are welcome to run at the next annual meeting.

i. Bids compare current contracts

- i. The board reviewed the bids from the previous contracts and there were no changes.

j. Russell

- i. Russell has been transitioning into the new management role and will fully take over April 1st. Russell has seen the entire property and been through the clubhouse. Russell has 10 years of experience and will be a great asset to the community. The only thing he'll need some assistance on is the things that are particular to this community, but Kevin will still be working at Stonegate and able to assist with questions that come up

k. Yard Sale

- i. May 1st and 2nd

1. The board discussed times and decided they would leave that up to the owners on what times they wanted the sales that day.

VI. NEW BUSINESS:

- a. There was no new business at this time.

VII. NEXT MEETING:

- a. April 7th, 2026

VIII. ADJOURNMENT:

- a. Seeing no more business Teresa motioned to adjourn and David seconded the motion. It was approved unanimously at 7:10 pm.