

STEEPLECHASE
2026 APRIL BOARD MEETING

DATE: 4/7/2026

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

I. CALL TO ORDER:

The meeting was called to order at 6:09 p.m.

II. ATTENDANCE W/ ROLL CALL:

Board: Justin Buckhorst, David Egan, Ruby Godoy, William Jones and Teresa Dunican.

Management: Stonegate Property Management – Russell Wesley.

Owners: None present.

III. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:

March Minutes

- i. Ruby motioned to approve the March minutes and David seconded the motion. The meeting minutes were approved unanimously.

IV. OWNER OPEN FORUM:

No owners were present.

V. MANAGEMENT REPORT

Last month's financials were e-mailed out to the board. Russell noted that official reconciled financials are released on the 15th of each month; while preliminary balances typically hold, minor changes may occur during reconciliation.

Current Account Balances as of 3/31/2026:

Operating Account: \$69,540.43

Reserve Account: \$124,687.40

CDs:

GE Credit Union – \$27,100.00 – 8/27/2026

Columbia – \$26,789.20 – 5/09/2026

CD Status – Unresolved Item: The board noted a discrepancy regarding a third CD previously approved at 3.65% APY (Columbia, \$52,474.10, originally maturing 3/12/2026). Per the March minutes, the board had approved rolling this CD into a 9-month term at 3.65% APY. This CD does not appear on the current balance sheet, which reflects only two CDs. The working assumption

is that those funds may currently reside in the reserve cash account (\$124,687.40). If a \$50,000 CD was opened from

Delinquent Accounts

Homeowner Receivables: \$7,125.66. Total accounts receivable as of 3/31/2026: \$10,634.64 (inclusive of late fees, legal fees, pool key, architectural, miscellaneous, and enforcement charges).

Lien Status Review: One account released; three accounts recommended for board review.

Demand Letter Review: Five accounts recommended for demand letters.

VI. OLD BUSINESS:

2026 Social Events

Easter Recap: The Easter event held on Palm Sunday received strong positive feedback from the board. Turnout was excellent, eggs were plentiful, and a foam activity was especially well received. Reflections included reducing the number of eggs held back, increasing candy variety, and allowing additional setup time — targeting arrival around 1:30 p.m. for a 3:00 p.m. start. The board penciled in next year's Easter event for Palm Sunday at 3:00 p.m., subject to community input. The board agreed to add Easter event planning to February or March agendas each year.

The board discussed the value of social media promotion via Facebook and community email. Name tags or brightly colored shirts for board members at events were favored to increase visibility.

Board Positions

The bylaws specify a minimum of five and a maximum of thirteen directors. All board members stand for re-election annually and any member in good standing may run. As of May 1st, nine positions are technically open. The board can appoint members during the year. Operating with seven members has been the norm, though a drop in attendance could impact quorum.

The board will seek legal guidance from attorney Jeff Kazo on quorum interpretation and operation with fewer than the minimum director count, including any applicable amendments. Active recruitment via email and Facebook was emphasized. The board also discussed whether board member benefits (e.g., one complimentary clubhouse rental per year) might incentivize participation.

Interior Decoration of Clubhouse

Vinyl Flooring: Carpets Direct submitted a proposal (Estimate No. 25791, dated 3/26/2026) for commercial grade luxury vinyl plank (Pikes Peak) covering 880 sq. ft. in the bar and lounge area, including take-up of existing

glue-down carpet (70 sq. ft.) and ceramic tile (160 sq. ft.), and installation of quarter round and transitions. Total estimate: \$7,025.00. An additional quote from KW Flooring is pending.

The board discussed product samples, wear layer and warranty specifics, installation duration (estimated at two days if tile remains, less than a week including tile removal), and the need to coordinate bookings around the project. Decisions on flooring and furniture were tabled pending receipt of the KW Flooring quote and product samples for review.

Furniture: Ruby is continuing to research leather seating options. Decisions tabled pending flooring selection.

Repairs to Common Areas from Sutherland

A letter was sent to the Sutherland property owner, but no response has been received. The owner does not reside in the community. Spring reseeding and watering were requested previously with no follow-up confirmed. The board directed management to compile all available documentation — correspondence, photos, and GIS location data — and issue a demand letter with a one-week response deadline. If the owner does not respond, the HOA will remediate the area and bill the owner, escalating to a construction lien if necessary. The board also requested confirmation that the Sutherland homeowner acknowledged causing the damage.

Reserve Study Update

The current reserve study was completed in 2019. Reserve Advisors, who conducted the prior study, provided a proposal dated 4/3/2026 for a Level II Reserve Study Update with Site Visit at \$3,550.00. The board noted that delaying further would result in a ten-year gap by 2028. The 2019 study recommended \$91,200 in reserve contributions for 2026; the current and prior-year budgets set contributions at \$38,000. The study also forecasted parking lot replacement in 2027.

The board favored initiating an update sooner rather than later to capture current conditions before late fall. Formal action was tabled to the May meeting to allow board members time to review the existing study. Management will distribute copies to any members who need one.

Fountain Fill Station

The proposal from Marco Plumbing (Nate) remains pending. Last correspondence was February 24, 2026, indicating a site visit would occur later that week. The board directed management to re-engage Marco/Nate to obtain an updated status.

Yard Sale

The community yard sale is scheduled for May 1st and 2nd. Individual homeowners set their own times. The board discussed locating and posting the 5x8 vinyl sign and distributing event details via community email and Facebook. Individual yard sales take place at personal properties, not at the clubhouse.

VII. NEW BUSINESS:

Collection Policy Discussion

The board affirmed stricter and uniform application of the current collection policy: late fee applied by the 15th of the month, demand letter at 60 days, lien at 90 days. The late fee was confirmed at \$25 (not \$20). Management was directed to draft a formal written collection policy aligned with the governing documents for a vote at the next meeting, and to prepare demand letters for accounts approaching the 60- and 90-day triggers.

Trailer Violation – 416 Wexford Drive: A prior notice stated that fines would begin seven days after March 11, 2026. Per legal guidance from attorney Jeff Kazo, fines cannot be applied retroactively without daily photo documentation. To date, \$200 has been charged for two documented site visits. The board was advised against daily documentation by multiple members due to potential court exposure. Management was directed to verify that the original violation letter was sent by certified mail.

Clubhouse Tree Proposal

A & A Lawncare & Landscaping submitted two proposals for the uprooted tree at the clubhouse:

Option 1 – Removal and Replacement: Complete removal, stump grinding, and replacement with a 6' White Pine, including seed and straw. Total: \$1,332.79.

Option 2 – Removal Only: Removal of the 6' White Pine next to the pool, stump grinding, soil fill, and seed and straw. Total: \$863.21.

The board approved Option 2 (removal and grinding, no replacement) and directed management to negotiate with A & A to include grinding of two additional adjacent stumps to consolidate cost.

VIII. NEXT MEETING:

May 5th, 2026

IX. ADJOURNMENT:

- a. Teresa motioned to adjourn and Ruby seconded the motion. The meeting was adjourned unanimously.