

# STEEPLECHASE

## 2020 AUGUST BOARD MEETING

DATE: 8/5/2020

TIME: 6:00 PM

LOCATION: Zoom Meeting

- I. CALL TO ORDER: The meeting was called to order at 6:01 pm
- II. ATTENDANCE W/ ROLL CALL: Steve Phelps, Chris Groh and David Shibilila. Owners Stacy Owens and Joyce Shibilila. Representing Stonegate Property Management is Kevin Malburg. Not present: Jason Noble, Neil Lageman, Darleen Poe, and Jay Shelton
- III. OWNER OPEN FORUM: There was a question regarding using the clubhouse once school begins. The clubhouse can only hold 10 people per the regulations, but the group was going to be more than 10 people, so it would not be approved. Stacy recommended installing 2 no solicitation signs at the corner of Grand National and where you would enter Sutherland and Grand National and Foxhunt. The board approved the purchase and installation of two no solicitation signs to the community.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Chris motioned to approve the minutes and Steve seconded the motion.
- V. MANAGEMENT REPORT
  - a. Last Month's Financials will be e-mailed out to the board by August 10, 2020
    - i. Current Account Balances
      1. Operating Account - \$38,961.61
        - a. Prepaid – \$7,941.52
      2. Reserve Account-\$44,037.64
      3. 4 CDs at Victory Bank
        - a. Board Members being added
        - b. Victory 6 Month \$12,535.44 - 8/27/2020
        - c. Victory 9 Month \$25,410.53 – 2/27/2020
        - d. Victory 8 Month \$25,204.28 – 10/27/2020
        - e. Victory 12 Month \$25,473.61 - 8/27/2020
          - i. The board elected to roll over the CDs on the Victory Bank account.
    - ii. Delinquent Accounts –
      - a. Total Resident Outstanding: \$9,245.00
        - i. Kevin noted that the Delinquent accounts amount was actually on average with last years Delinquent account at this time last year.
  - b. Management Tour
    - i. Pool
      1. Lights –
        - a. The lights are fixed now around the fence of the pool. There lights in the pool are going out every 15 – 20 minutes after the breaker is tripped. The electrician thinks it's a bulb/seal issue that needs to be addressed. Art Daniels can address once the season is closed for the season.

2. Bouy Rope
    - a. The replacement Bouy rope is now in the pool and there is a back up available now in the pool storage room.
  3. Overall Care
    - a. Kevin shared that he hasn't been super impressed with Art Daniels this year. He spent over an hour one day going through and filling bottles, putting out sanitizer, updating logs and removing items not allowed at the pool to bring the pool up to compliance the last time he had been out at the pool.
  4. Concrete Pool Repairs
    - a. Kevin has a meeting at the end of the month with one company. Currently, installation for pools are now moving out to 2022 and as more and more people in the area are wanting to get a pool installed at their home it's making it challenging to find companies that want to set time aside to check and do some repairs when they can be setting up appointments to put in pools.
  5. Clubhouse
    - a. Kevin has been working to restock the paper supplies out at Steeplechase. Kevin asked the board about the clubhouse and if they wanted to communicate a longer period of time out to the community regarding the clubhouse not being available? The board elected to continue doing the clubhouse month to month on not being available for rental. Right now, the clubhouse website will not allow people to sign up for future dates until things are lifted.
- ii. Violations Sheet
1. Kevin shared with the board the violations sheet. Going through the community last week on Monday there were only 14 trash cans that were out at that time. While people may put them out sooner or take their time putting them back, there does seem to be a decrease in the number of violations relating to trash cans being out. Kevin noted that there were a couple of unapproved enclosures the community that the board needed to get improvement applications from. Stacey Owens noted that she thought enclosures were not allowed based on the last meeting she had been too. She asked what were the specifications? Kevin noted the guidelines he had been providing to owners that asked about putting in an enclosure. Stacy noted that guidelines were not helpful and didn't provide clarity, but the community really needed something specified as to what is allowed for an enclosure so if an owner wants to install one they can and know how to prepare for it. The board discussed this and decided that they could meet the following week to discuss setting something in writing for enclosures.
- iii. Maintenance Sheet
1. Kevin went over the maintenance sheet and noted that the door for the gym getting replaced is on track again as the company is producing doors again. Kevin has a map attached and was asking the board as to where they wanted the benches to go around the retention basin. The

board is also going to talk about locations for where the picnic tables and benches should go around the retention basin and in the community at their meeting the following week.

VI. OLD BUSINESS:

- a. Monument Entry Walls
  - i. The board tabled all discussion to the executive session.
- b. Pool Repairs
  - i. Kevin noted that he discussed this in the management section earlier.
- c. Pool Replacement
  - i. Kevin reached out regarding getting a loan for a pool replacement. The one bank that specializes in loans requires that there be 100k set aside that the bank holds onto. Unless the CDs were liquidated and more from the reserve was used for that 100k, there wouldn't be much money set aside for the repairs that were needed under reserve work.
  - ii. Under the documents require that any loan over a year and would be in more than \$200 per homeowner would require a community vote. Looking at financing it would increase the HOA fees by \$40 - \$60 a year for 10 – 15 years.
  - iii. There is a third option where someone finds a bank that would be willing to take on the loan, but the rates would be higher and there is a finder's fee.
  - iv. Kevin told the board that without \$100k to provide for the bank, the loan seemed challenging. They would also need the interest of the community to move forward with something like building a new swimming pool and from a previous survey asking the community there had been a mixed interest. The board said at this time to wait on moving further forward in the process.
- d. Sediment Quotes
  - i. Lake Doctors
    1. Kevin had reached out to the Lake Doctors regarding any Civil Engineers that they would recommend. Matt with Lake Doctors said they had someone on staff that his not an engineer but has a certificate in dealing with matters like this and did some similar work at another association this past year. He said they would look at the retention basin and work something up along with get a reference from the previous HOA.
  - ii. Civil Engineers
    1. Kevin had reached out to one Civil Engineering group online and specified the need of the Steeplechase community but had not received any communication back.
- e. Enclosures
  - i. Kevin noted that these were having standards set at the meeting the following week.
- f. Rip rap on Grand National
  - i. Rip rap was installed along Grand National. There was one spot that looked like it could use a little more rip rap, but most of the areas looked good.
- g. Clubhouse
  - i. Kevin asked the board about reaching out to the community and recommunicating the clubhouse is closed at this time. The board agreed that it would be a good idea to communicate that to the community.

- h. Pool Closing
  - i. Kevin noted that the community was about a month out from Labor Day when the pool is set to close. The board had commented in the past regarding keeping the pool open past Labor Day. The board discussed the options and stated that at this time they'd like the pool to stay open until the end of September. If the weather starts too cool off they can request that the pool then be closed.
- i. Annual Meeting
  - i. The way annual meetings are being held at least in Ohio is in person. Essential the Ohio Code requires they be in person according to Kaman and Cusimano. Kentucky is a little more relaxed in their stance when it comes to Annual meetings, but there is not a lot of great guidance on what to do. Kevin recommend the board get Jeff's opinion on holding an annual meeting and what would be allowed and what would not be allowed. The board agreed that it might be the best option at this point in asking Jeff for his legal advice on how to proceed with an annual meeting.
- j. Other Old business
  - i. There was no other old business at this time.

VII. NEW BUSINESS:

- a. Grass around retention basin
  - i. A homeowner requested that the weeds along the retention basin be cut back each time the common area is cut. Kevin noted that if it was done for one homeowner it really needed to be completed for the entire retention basin for all homeowners. There would be an increase in the contract price for the common areas. Spraying for the weeds in these areas is challenging because you are going to have run off into the lake. Outside of pulling the weeds you are going to have an effect on the lakes. The board discussed and decided that they were not going to increase the cost of the common area contract.
- b. Santa Claus/Winter Clubhouse Event
  - i. Kevin had reached out regarding Santa Clause at the clubhouse and this coming year they have decided not to hold any events due to COVID. It's still early, so there is likely going to be some creative ways that people are going to have events with Santa, so Kevin said he'll keep his ears open for a way that a celebration of some sort could occur.
- c. Lights Invoice
  - i. Kevin noted that with the pool there were a series of issues that the electrician had to address to get the lights working. There was no junction box that they could find to fix. There ended up being a short in one of the lights around the box. Upon inspection of the electrical box some of the wiring needed to be rewired. There were also a couple lights near the restrooms that were not working on the exterior. The pool lights inside the pool were not working. The invoice was \$2,450 for the repairs. Kevin asked the board if it was alright to proceed with paying the invoice and the board approved the payment of the invoice.

VIII. NEXT MEETING: Tentatively - September 2nd, 2020

IX. ADJOURNMENT: The meeting adjourned at 6:44 pm

