

# STEEPLECHASE

## 2019 JANUARY BOARD MEETING

DATE: 1/9/2019

TIME: 6:00 PM

LOCATION: Clubhouse

- I. CALL TO ORDER: The meeting was called to order at 6:01 pm by president Stephen Phelps. Steven turned the meeting over to Kevin Malburg of Stonegate Property Management to run the meeting while Steve oversaw it.
- II. ATTENDANCE: Steve Phelps, Chris Groh, Jim Harmeling, and Sonya Havel. Not Present: Mark Tranbarger, Kevin Smith, and Jay Shelton. Representing Stonegate Property Management – Kevin Malburg. Owners – Late attendance by Larry Mazzuckelli. Non-resident – Lee Rickey of Potter Home Group.
- III. OWNER OPEN FORUM:
  - a. Lee Rickey – Potter Home Group – Lee is a developer that is looking to develop 49 lots off the back of Wynfair. About ½ of the construction would fall into some zoning that is already pre-established as a part of the Steeplechase subdivision. He'd like to have the other half be a part of the subdivision as well. He believes that he would be able to have the parcel fall into the declaration as at the end phases were put in under it. If the developer willing works with the board, it doesn't have too many concerns other than ensuring that the declaration is followed. There was some uncertainty as to what the standards have been when the ARB has approved houses in the past, so the board instructed Kevin to reach out to some past members. Kevin said he would reach out to April and Herb.
    - i. The main questions after the discussion ended was:
      1. What are the fees to the developer?
      2. How have houses been approved in the past through the ARB in the past?
      3. Ensuring that maintenance of the lots from builder and developer.
    - ii. Chris – Might there be the ability to add more to that side of the development when it comes to amenities? Lee Rickey – No, I don't see that it would be possible to add more to that side with what would be occurring with construction.
    - iii. Chris – Will it butt up to the school. Lee Rickey – Yes, it would be right next to the school.
    - iv. Chris – When is ground supposed to break. Lee Rickey – I'm not really sure. Those dates can change a lot depending on funding from the state, but I can tell you that most things have been drawn up at this point.
    - v. Chris – Is that something that you would want to have developed? Lee Rickey – No, not really. That's all through a bidding process through the state.
    - vi. Lee Rickey – What do you know about the land down by the lower lake? Board – It's owned by John Henry. Lee Rickey – It's not John Henry. It's something that starts with letters. Board – It's EGC. Lee Rickey – There is a part of the land that is owned by the association. What are you thinking of doing there? Chris – We have a proposal to clear the tall grass and keep it

clear. Possibly putting something down in that area that might be some seating, soccer fields or something else. Lee Rickey – I'm working to possibly purchase that area from EGC and put some houses there. It's not high on the list of things to get done at this time.

IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Kevin asked the board to ensure they reviewed the minutes and that it was reflective of what they remembered from the meeting. Chris motioned to approve, and Jim seconded the motion. The motion carried unanimously.

V. MANAGEMENT REPORT

a. Last Month's Financials

i. ii. Current Account Balances

1. Operating Account -\$48,129.22
2. Prepaid – \$28,715.30
  - a. Operating-Prepaid = \$19,413.92
3. Reserve Account-\$48,723.46
4. 4 CDs at Victory Bank
  - a. Victory 6 Month \$25,204.44 – 2/27/2019
  - b. Victory 9 Month \$25,410.53 – 5/27/2019
  - c. Victory 8 Month \$25,204.28 – 7/27/2019
  - d. Victory 12 Month \$25,410.53 -8/27/2019

ii. Review of Delinquent Accounts –

1. Current: \$12,533.05
2. Outstanding: \$8,562.75
3. 86 out of 306 paying year in advance - \$2,064 going into Bad Debt

b. Site Tours

- i. Touched up wall in Clubhouse – There was a wall next to the kitchen that was scuffed up. It had not been there after the December board meeting but showed up during the weekend at some point. Kevin was able to use a magic marker and get rid of it. It'll eventually need touched up.
- ii. TV remotes now control both TVs – Bought a new TV remote for exercise room. Tried to get it down to only one remote for the TV and box, but the code for the cable box did not work on the new remote.
- iii. Adjusted rubber mat to be parallel with the wall. Put together weight rack on it to help hold it in place.
- iv. Put CM e-mail on white board of gym for maintenance issues, provided the wifi password and account info, and submitted work orders for leg extension machine, treadmill, and padding replacement for the ab machine and the bench.
- v. Weights and Medicine Balls purchased and delivered.
- vi. Tread Mill – Kevin looking at 1/3. Exercise and Fitness out there Jan 4 to see if there was anything, they could do outside of the \$300 fix. Kevin saw it today and it looked like it was working pretty well, and they did something to keep the panel more firmly in place.
- vii. 389 Foxhunt – Willing to remove Juniper bush and have replacement plants go in. E-mailed 2 options to owners this past Monday. No response yet. Following up at the end of the week.
- viii. Installed 2 new shower heads in clubhouse per Tracy's request to make cleaning easier.

- ix. Replaced 3 bulbs in chandeliers and one light bulb over counter – Kevin had his ladder with him, so he replaced the three bulbs.
- x. 1 violation letter – Easy tree limb cleanup
- xi. Working with city/county regarding a light at Foxhunt/Grand National
- xii. Worked to get quotes for today's meeting.

VI. OLD BUSINESS:

- a. Playground Equipment – Kevin presented the board with three quotes for the playground equipment. The playground equipment is of comparable quality. The difference in the quotes comes down to using rubber mulch, regular mulch, getting rid of sand or not getting rid of sand. The board discussed and desire for the sand to be remove from the pit area. The question came up regarding what it would cost to put a rubberized type of foam you see at other playground areas. Kevin stated that he thought it was pretty expensive since not 1 of the 3 company's quoted or brought it up in conversation. The board decided to table the conversation until a cost could be determined for using rubberized ground for the playground area.
- b. Larry Mazzuckelli raised his hand to be recognized by the board. When recognized he asked why Kevin of Stonegate Property Management was running the meeting. Steve stated that he had called the meeting to order and then asked Kevin to run the meeting while he oversaw how it was run. Larry stated that it was not the correct way to run the meeting and is not what is stated in the Covenants, Conditions and Restrictions (CCR) of Steeplechase. Kevin started to say that he had checked with Joey Fay - when Larry interjected that he didn't believe it was right and he wasn't trying to disrespect Kevin or Stonegate for the work that they do because they might do good work or not, but the meeting is supposed to be presided over by the board president. Kevin stated that he was feeling disrespected because he wasn't even being allowed to explain the rational for why the board is doing this when Larry interrupted him. Larry stated that he was not trying to disrespect anyone that was there. Steve said that he has been on the board of other associations and this is something that is common place for the management of an association to run the meetings. Steve is not allowing Kevin to make decisions from the meetings, just run through what needs to be discussed and try to keep the meeting moving forward. Larry stated that they were not going to change his mind and that what was stated in the CCR is clear. Steven asked Kevin to continue with the meeting. Larry asked if he was just being ignored. Steve said that he appreciated his input on the matter, but he didn't agree. Larry stated that he would continue to bring this matter up.
- c. Clubhouse Playroom – Kevin presented the new Icon quote. It had been revamped because there was more remediation that needed to be done than had been anticipated. The good thing was that they did not come back and ask for more in the remediation even though they had to open more wall and treat the area. On top of more drywall and insulation that was needed, there is mortar behind the electrical line that needs replaced, the gutters need to have more of an angle to them, some J-channel replaced, and they offered to put of a shed roof over the electrical to keep the water off it. Kevin said they could get away without the shelter if they wanted too. Since the price had increased a significant some the board wished to have more quotes to compare. Kevin stated would get 2 more quotes.
- d. Christmas Lights – Kevin presented a proposal for Christmas lights from A&A lighting. They presented some different options at the entrance and leading up to the clubhouse. Kevin has another quote coming from L&M Lawncare. Kevin has reached out to a few

other vendors but hasn't been having much success in getting anyone to provide quotes. One vendor in particular stated that they would not provide a quote based on the experience they had with a previous board.

- e. Quote for bush hogging down to lower lake – Kevin presented the bush hogging quote to the board from GrassSystems. Chris asked if there were other quotes for the bush hogging. Kevin said he could have moved forward with the quote and got the work done, but since there will be subsequent work to be done to maintain the lower level, is that something the board wants to move forward with knowing the cost of the initial clean. Kevin stated he thought it was a really good price. Larry also agreed that it seemed like a good price. Chris motioned to approve the work and Jim seconded the motion. The board voted unanimously to approve the bushhogging.
- f. Landscaping around gym door – The board asked for a couple more quotes for the landscaping around the gym door at the entrance of Steeplechase.
- g. At this point in the meeting Sonya stated she had to get to her next engagement and only had a few minutes left. The board decided to schedule the next meeting and adjourn so they could go into executive board and discuss a concern with a resident.
- h. Insurance quotes/increase
- i. John Henry – Lot 221 Dead Ash Tree
- j. Non-Working Street Signs
- k. Monument Replacement Costs – 30k for each monument
- l. Reserve Study

VII. NEW BUSINESS:

- a. Lake
  - i. Vein Kits
  - ii. Grass Carp
  - iii. Erosion
- b. Turning off access to gym/pool for delinquent accounts
- c. Repairs to Easement area – Car accident, etc.
- d. Seating around Pond
- e. Sign for meetings
- f. Flag Pole
- g. Foxhunt and Grand National
- h. Suggestions for Feb 27<sup>th</sup>, CD coming due

VIII. SCHEDULING OF NEXT BOARD MEETING: The next Board meeting: suggested at 6 pm on February 13<sup>th</sup>, 2019. The board agreed to this time. Larry inquired if this had been posted. Kevin stated that it had been on the website for 3 weeks with the date and time. Larry said that they had had this conversation before and that it should be posted on the Facebook site for Steeplechase.

IX. ADJOURNMENT: Meet was adjourned at 7:50 p.m. and moved into executive meeting

Minutes from the executive meeting for the general public

- a. Insurance Quotes/Increases – Kevin presented the three quotes for insurance changes. One came in at 6k, another at 4.5, and the current rate is a little over \$3k. To lower the deductible to 1k would cost \$250 a year. Depending on how often you make a claim would determine how if the \$250 extra per year would be worth it. If you make a claim every 6 years, you don't gain anything. If you

are doing too many claims in a short period, your rate will go up and will negate any savings. The board discussed this and decided that one way or the other there didn't seem to be that much of a gain. Chris motioned to keep the insurance the same with no changes. Sonya seconded the motion. The board voted unanimously to keep it the same.

- b. Non-working Street Lights – Kevin had reached out to Herb and he stated that he had not heard from Vinney. He had asked if the board wanted to buy anything and Kevin stated that the board first wanted to know how easily it would be to change everything out. The board inquired about how easily it would be to get an electrician to make one work using their own stuff. Kevin stated he would reach out to his vendor and see what he could do.
- c. Monument Replacement Costs – It's estimated that the monuments cost 30k on each side of the road way. It would be fair to get a replacement price of about 60k total when construction of the road way occurs. The board inquired as to if that would be for the entire board. Kevin stated that would depend on if the HOA itself put the money into or not. The county will have to negotiate with someone, and it puts the HOA in position to know what they are talking about.
- d. Upper Lake
  - i. Vein Kits – These need to be purchased each year to help with the aerators. Kevin stated he has this scheduled as a reminder now to get this done. The board stated it would have been nice if in the contract they had priced that into it. Kevin stated he had gone through it to see if has been included and it was not.
  - ii. Grass Carp at this point have reached their mature age and will only eat to maintain their weight, so they are eating a lot less than young grass carp that want to grow to maturity. To eliminate the adult grass carp is expensive, but the best method. When asked about the past time period it was assumed that it had been over 5 years from the last time grass carp were added to the lake.
  - iii. Kevin talked to Lake doctors about erosion. They had not seen erosion as an issue and explained to Kevin how that would look at the lake. Kevin would keep an eye on the lake for any issues with erosion occurring.
- e. The question had been brought up regarding access to the gym/pool if someone was delinquent. Kevin had seen that in the rules and when it was brought up recently with him, he agreed that is something to get direction on. Kevin inquired if this is still something the board wanted moving forward. The board agreed that it wouldn't be fair for a resident that is not paying for assessments to essentially get free access. Sonya motioned to approve the practice of shutting off access if residents have not paid their fees. Chris seconded the motion. The decision was approved unanimously.
- f. Kevin asked about repairs to the roadway. Kevin knew that there were a lot of concerns regarding people driving too fast and rolling/driving through stop signs. The accident and keeping the damage there at least until the insurance had been

decided seemed like a possible good deterrent to people to remind them to slow down and drive safely, if at least for a little bit. However, for future issues, Kevin wants to know how the board wants him to react. The board said they didn't think they needed to be out there immediately making fixes. They would like to know how much insurance is covering before they go out and pay for any fixes. The board said to determine it by a case by case basis. Having a quote and not being over budget were the options they preferred.

- g. Seating around pond – Tabled until April
- h. Sign for meetings – Tabled to next meeting
- i. Flag Pole – The Flag Pole was brought up at the last meeting and the board agreed that they thought it would be a good idea. Chris asked if it had been approved in the past. Kevin said he would look into previous minutes to see what has or has not been approved.
- j. Foxhunt and Grand National – Kevin asked the residents at this location for their opinion regarding getting the Junipers replaced. They said they would as long as it covered up the electrical boxes there. Kevin got two quotes and is waiting for a response. He said he would follow up at the end of the week.
- k. Suggestions for Feb 27<sup>th</sup>, CD coming due – Kevin asked if there were any suggestions for the CD coming due on the 27<sup>th</sup>. Steve recommended to take ½ the CD and put it into the reserve and the rest roll it over into a new CD. There was no dissent from the board. Steve motioned to take ½ the CD and put it into the reserve and the rest roll it over into a new CD. Jim seconded the motion and the board approved unanimously.

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