

STEEPLECHASE
JANUARY BOARD MEETING
DATE: 1/5/2023
TIME: 6:00 PM
LOCATION: Clubhouse
Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by David Shibilia
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board Members: David Shibilia, Elizabeth Andres, Amy Evans, Jason Noble, Michael Blevins, and Jon Nettle
 - b. Board Members not Present: Aaron Haubner
 - c. Representing Stonegate Property Management: Kevin Malburg
 - d. Homeowners: Nancy and Herb.
- III. OWNER OPEN FORUM:
 - a. There are two streetlights between Abby's and the yellow fire hydrant that are out. Kevin assumed that they needed Duke to go out and address the streetlights and to drag and drop some streetlights into the area on the interactive map to have them address those lights that are out.
 - b. The backroom of the clubhouse with the playroom and other rooms was much colder than some of the other rooms. Jon noted he had used a DeLonghi and that had done a great job warming up an area for him. It would likely be cheaper than any HVAC repairs. Kevin had never noticed the rooms being significantly warmer in the summer, but they do seem to be colder, which might be a loss of heat if it's running underground for a certain length. Jon said he would send over what he had used before for consideration.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. David motioned to approve the December minutes and Elizabeth seconded the motion and the minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by Dec 12, 2022
 - i. ii. Current Account Balances
 1. Operating Account - 12/29/2022 - \$17,115.04
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 2/27/2023
 - b. Victory 9 Month \$26,122.77 – 5/27/2023
 - c. Victory 8 Month \$26,266.84 – 7/27/2023
 - d. Victory 12 Month \$26,082.47 – 8/27/2023
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$4,169.70
 - b. Management Updates
 - i. Update on homes in community – Up to 349 from 305 from new development. 5 remaining.

- ii. Kevin was going to get Charlie to try an address the log at the big bridge out at Steeplechase
- iii. Snow and Ice created an issue with getting the area around the clubhouse as the area to the gym door was cleaned, but not to the front door of the clubhouse. Had to get the landscapers back out to address that area.
- iv. Carpets are scheduled to be cleaned in January for the clubhouse along with looking at cleaning the grout in the tile, any cloth furniture, and seeing about getting the baseboards painted.
- v. Kevin disconnected the holiday lights and put them back on the pool light breaker, so the company didn't take the extension cord and timer for Steeplechase. The lights should be removed by the weekend.
- vi. The board selected 11357 Sheffield Ln as the winner of the holiday light decorations. The board is going to select a 1st, 2nd and 3rd place for next year.
- vii. The clubhouse coordinator is going to get together a list of tables that need to be replaced and management will look into some pricing to get a few new ones that are more stable.

VI. OLD BUSINESS:

- a. Additional Street Lights – March 2023 to get parts
 - i. No updates on this timeline, but Kevin will follow up with them in February.
- b. New Pool
 - i. Kevin shared a best-case scenario that a new pool on the corner of Grand National and Wooded Knoll would be around \$131.50 with an increase in fees. That being the best-case scenario, it's likely to be higher. The board discussed options like a splash pad which would be less, but very expensive for what they get and the issues that come with the maintenance of it. The board asked Kevin to take into consideration if Sutherlands and all their homes joined it and what that would cost. The board also discussed spending less money and then doing the dog park that they have talked about doing before and maybe something like a basketball court.
- c. Solar Street Signs
 - i. The board discussed getting feedback from David Dimitriatis about the cost and what streetlights were out. The board also discussed the ongoing maintenance of them. An owner noted that they are visible even if not lit up, so removing the solar component might be sufficient and lead to less maintenance. Over on Crisp and Wynfair, the Wynfair street portion needs to be replaced, so Kevin is going to see about getting that replaced.
- d. Winter/Fall Social Event – Movie Night
 - i. The board discussed seeing if Skip would be willing to do something like the movie night. Jason said he would ask him about it. The board also noted they should really try to get other homeowners to get involved with a committee like the social committee.
- e. Amendments/By Laws – See Attachment
 - i. The board considered the 12 changes and noted the following:
 - 1. Alter the wording so that a committee has a minimum of three people with one board member overseeing it.
 - 2. Fine with current wording
 - 3. Fine with current wording

4. Fine with current wording
 5. Articles should be specified as to the Articles of incorporation for Steeplechase HOA. Adding in 'As Amended' for any change that occurs to the documents to denote this is an area that was altered at some period.
 6. No to getting rid of the 50.1% majority, but would prefer to keep the change where there are multiple meeting options to vote and make a change versus just the annual meeting
 7. Fine with current wording
 8. Fine with current wording
 9. Fine with current wording
 10. Fine with current wording
 11. Fine with current wording
 12. Fine with current wording
- f. Asphalt walking path
- i. The board is looking at addressing the asphalt on the Southwest side of retention basin from the large bridge to the gazebo and leading up to the new school.
 1. Riegler - \$64,000
 2. Pinnacle Paving - \$44,000
 3. Houck – Unable to Bid
 4. JK Meuer – \$42,410 – pricing didn't include grinding out stump area that was requested.
 - ii. The board said that they were willing to pay a little more to have the stumps ground out in the one area and to see about getting the larger area around the entire lake completed as well to see if that would create a better price for the association from what they are getting now with Pinnacle Paving. Kevin said he would reach out to them and see if there would be any type of price break.
- g. Gym Flooring
- i. McSwain
 - ii. All About Floors
 - iii. The Flooring Center
 1. Most of the carpet companies were closed for the holidays or had limited hours to get out and quote, but Kevin reached out to the three vendors above. The board also recommended reaching out to Carpets Direct. Kevin said he would reach out to them as well.
- h. Key System
- i. RTF - \$5,824 & \$15 web hosting monthly
 - ii. IBC – Waiting on bid
 - iii. Executive Security – \$3,242
 1. The board elected to wait for the final bid to come in for the last key system. This will allow the community to use a more updated system with newer software. The old software uses Internet Explorer and that is no longer being supported and is getting harder to access by management.
- i. Rental pricing for clubhouse
- i. The board had previously elected to change the pricing for the clubhouse. As of 1/1/2023 residents of Steeplechase will be charged \$100 for association

members and \$150 for non-association members. Anyone that locked in a date before 1/1/2023 will have the previous pricing honored.

- j. Reserve Study Additional Items
 - i. The board had previously discussed the exercise equipment and gutters that were recommended to be replaced. The board discussed addressing exercise equipment as needed and with the gutters they were working well and should last longer as long as they continue to be maintained.
- k. Barrier along Freeway
 - i. David is looking into trying to get a barrier for the association and trying to find out who to talk to and get that moving forward.

VII. NEW BUSINESS:

- a. AltaFiber
 - i. Kevin shared that he got pricing from Alta Fiber and for a 2 year contract they were coming in at \$203.93 a month and the best Spectrum could do was come in at \$213.94 and at a lower speed of 300 mb where Alta Fiber offered 500 mb. The board elected to switch from Spectrum to Alta Fiber. This should lower the price by about \$80 to \$90 a month. The business plan required for the static IP address for the key system is the main driver for that state of that cost.
- b. Vice President
 - i. David noted that the board still needed to designate a Vice President. After some discussion Mike nominated himself and the board approved him as the vice president.

VIII. NEXT MEETING:

- a. February 2, 2023: 6:00 pm

IX. ADJOURNMENT:

- a. Michael motioned to adjourn the meeting and was seconded by Jason. The board approved unanimously, and the meeting was adjourned at 7:45 pm