

STEEPLECHASE
2020 JUNE BOARD MEETING
DATE: 6/3/2020
TIME: 6:00 PM
LOCATION: ZOOM meeting

- I. CALL TO ORDER: The meeting was called to order at 6:40 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibiliala, Jason Noble, Neil Lageman, and Darleen Poe. Owners: Jessica Stith, Justin Bockhorst, Stacey Owens. Representing Stonegate, Kevin Malburg
- III. OWNER OPEN FORUM: While waiting for the official meeting to be called to order with a quorum, the board opened the meeting to owners open forum.
 - a. Stacy asked if there were updates regarding the new school. There were no new updates on the school. She asked if the petitions had been received and Kevin noted they had been received and forwarded over to Judge Moore's office. Stacey also provided a few different examples of enclosures for the board to review. She had gone out into other communities and evaluated what the communities had, if there were enclosures allowed. She noted that they were made of wood, coloring matched either the trim or blended into the color the home. It was attached to the house. It was something that she would like the board to make a decision on as she would like to have a trash enclosure. The board discussed the enclosures and no sure decision was made other than the ARB would not be approving enclosures until there was more guidance from the board. Stacy noted there still seemed to be a lot of trash cans in the community. Kevin noted that with the two trash services in the community about the only day he knows for sure that trash cans cannot be outside is Monday.
 - b. Jessica brought up a concern and noted it was on the agenda to talk about weeds in areas around the inlet near the large bridge. A previous board member had stated they had a plan for the retention basin, but nothing had been written down as to what the plan had been. The weeds in that area were affecting the community from an allergen and unsightly look. The board asked Kevin to get some quotes to address this and to make sure it is an area that is now regularly addressed each year. Kevin said he would start that process.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Neil motioned to approve the minutes and was seconded by David. The motion was approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials will be e-mailed out to the board by June 10, 2020
 - i. ii. Current Account Balances
 1. Operating Account - \$41,767.35
 - a. Prepaid – \$13,284.52
 2. Reserve Account-\$22,797.18
 - a. Kevin asked the board if they wanted to fund the reserve from March and for the second quarter. The board reviewed the delinquency report and said to move forward with funding those two quarters.
 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
- ii. Delinquent Accounts –
 - a. Total Resident Outstanding: \$8,210.00
- b. Management Tour
 - 1. Concrete Pool Repairs – General update on getting the one concrete pad replaced.
 - a. Chris Pennington – Supposed to look at area in the next day
 - b. O’Brien – They are supposed to provide more vendors and provide a quote for the repair. They are booked through almost the entire summer.
 - c. Swim Safe – They are revising the quote but are being held up with all the work required right now in Ohio and the mandates there. They will have the revised quote over to us as quickly as possible.
 - d. Straight Edge – No Call back
 - e. A1 Leveling – Do not do concrete at pools
 - 2. Charlie Brown fixed the gym door and lake for Memorial Day weekend
 - 3. Aerator hose leak
 - a. Kevin was told the aerator leak was never addressed. The system went down, so Lake doctors addressed the major issue, but then never checked on the original issue on why they were called out there for in the first place. Kevin is supposed to have an ETA in the next day.
 - 4. Gym Opening
 - a. Kevin provided the sanitizer, signage, covered up the fountain and moved some gym equipment for the reopening to be in compliance with the state mandates.
 - 5. Petitions over to Judge Moore’s Office.
 - a. Kevin sent over all the petitions to Judge Moore’s office. He provided them to his team, so they are aware. He believes there is strong support for an exit onto Chambers but is unsure of the timing for the funds to be available for it.
 - 6. Commercial Vehicles
 - a. Kevin noted that with commercial vehicles there is a legal precedent that even if you have something in the declaration regarding commercial vehicles not allowed in the HOA, and it is a public road way (HOA does not pay for the roadway) the owner could fight the issue and win as most cases have gone that way. If it’s in a driveway, then yes, it is enforceable, but when it’s moved to the roadway there isn’t much that can be done. Can Steeplechase enforce this policy? Sure, it can. However, if there is any pushback or a letter from a lawyer, it would be best to back down as there is legal precedent that it is not enforceable.

- ii. Violations Sheet
 - 1. Closed out 35 violations in past month. Starting the year with trash cans and mailboxes violations were well over 100.
 - 2. 38 total open violations

VI. OLD BUSINESS:

a. Monument Entry Walls

- i. The board has been making positive progress in negotiations regarding the monument wall. As these are ongoing legal discussions there is no further information at this time.

b. Sediment Quotes

i. SD1

- 1. Kevin provided an e-mail summary from Andy Aman to the board that detailed there was no financial funding for the private retention basin at Steeplechase. The noted areas that were investigated and nothing seemed out of the ordinary from what they had seen. It could not be determined where the sediment in the retention basin could be traced back to or how long it had been there.

ii. Thomas Moore

- 1. Kevin reached out to the head of the aquatics department and he said he was not going to be of much help when it comes to sediment but provided a name of another person to reach out to through SD1. The board elected to try and reach out to that person to see if they get a different answer than what they received from SD1.

iii. Boone County Water Management

- 1. Kevin reached out to them and they stated they did not do anything with retention basins and to reach out to SD1 or Boone County Public works.

iv. Boone County Public Works

- 1. Kevin looked up Boone County Public Works and after reviewing their services noted they would not be able to assist with Retention basins.

v. Fish and Game restocking lake

- 1. Fish and Game has a program called FINS that lakes will be restocked with fish. They have to be accessible to the public. Since the retention basin is only for Steeplechase residents the Fish and Game department would not look at this as an option. Lake Doctors will restock the lake if the board wants to restock it. They have done it, but it has been many years ago. There is a variety of fish to choose from and at different sizes. The board requested some quotes on fish restocking.

vi. Engineer

- 1. The board requested a few other quotes from civil engineers that could provide quotes on addressing the sediment to find out if they have a good price if they choose to go down that road in getting the sediment addressed.

c. Enclosures

- i. This was discussed in owner open forum.

d. Rip rap in areas

- i. Kevin provided the contract to Evans Landscaping to address some of the drainage issues down Grand National Blvd.

- e. Footer of large bridge
 - i. The board reviewed the large bridge and at this time will continue to watch the bridge to see if it gets worse before doing something to the bridge.
 - f. Social Chair
 - i. Kevin reached out to the community regarding anyone that would want to step up and take on social chair responsibilities. Chris has stepped in and is coordinating some social events in the meantime.
 - g. Additional Trash Can and Benches
 - i. Kevin has the benches and the additional trash can to be installed. Prior to the meeting the board voted to approve an honorary bench a family purchased for Mr. Wayne who passed away. He had helped the association and cleaned up around the lake for the association to keep the community looking nice. The board voted on the approval of the bench to be put in. Kevin provided a map of where the initial benches were going, and the board wanted to make sure the benches were in good locations for sun sets and views of the lake. They wanted to wait until they knew if there was a spot the honorary bench the family preferred for it to go.
 - h. Fence at Entry
 - i. Kevin noted that the fence had some cleaning completed. Herb mentioned that they had been held off due to the rain in completing the project but were anticipating being completed in the next week.
 - i. Landscaping at Sheffield Ln and Wexford
 - i. The landscaping at Sheffield and Wexford has been completed. Someone mentioned they didn't realize that a couple of spots were going to be seeded with grass. Kevin noted that to bring down the bid lower they had to go with seeding some of the spots. There is still a lot of plant life there in the community.
 - j. Quotes for Bridges and Gazebo
 - i. Kevin provided three quotes for the Bridges and Gazebos. Charlie Brown came in as the lowest bid. Neil noted he had a contact from PP&G that could get a reduced price on the stain. Kevin said he would reach out to Charlie Brown regarding a color match and quantity needed.
 - k. Street Sign Hit
 - i. Kevin sent over to the school board regarding the back of the sign needing to be fixed still even though the sign had been adjusted so it was standing more upright.
 - l. Other Old Business?
- VII. NEW BUSINESS:
- a. Gym Opening
 - i. The gym opened this past Monday. Kevin noted there was new signage up to make people aware of the risks and requesting that people regularly clean the equipment. Normal cleaning will be occurring weekly in the gym for now. Kevin noted he forgot to mark the shower off limits and put up caution tape that day for people to not use it.
 - b. Clubhouse Opening
 - i. At the end of June the Clubhouse could have up to 50 people in it if they practiced social distancing. The board discussed this option. Kevin stated that

if it opened that the cleaning would either have to be put back on the renters or it would have to be one rental a weekend. The clubhouse tends to be popular for renting throughout the year, so it's likely there would be more than one rental a weekend. The board discussed possible increased fees for cleaning supplies that would need to be provided to the clubhouse to meet the demand. No formal decision was made.

c. Pool Opening

- i. Kevin noted that as of the day of the meeting that the pool could open on June 29th according to the State of Kentucky. Kevin brought up that there is risk and liability with opening the pool even with regulations in place. Kevin discussed what Ohio had in place and asked the board their thoughts on opening. The board indicated that they would like to move forward with an opening, but before making any solid decisions they want to know what the regulations are first.

d. Speeding Letter – County Board

- i. Kevin composed a letter for the board to review to send to the County School Board regarding speeding from the construction site. Kevin had sent it less than an hour before the meeting and asked the board to review at their convenience and he would send to the head of the school board.

e. Lake Grass Clippings

- i. Lake weeds – This was discussed in owner open forum and will be addressed to keep the weeds down in the inlet/outlet areas behind Wexford.

f. Sheds

- i. A resident sent in a suggested change to the declaration where sheds could be included. They provided some suggestions as to how the declaration could read if there were changes to be made. The board reviewed the sheds and as the declaration states they cannot be included, have decided to not pursue a change to the declaration.

g. Purchase 4 picnic tables. \$650

- i. June 27th a Saturday.
 1. Aiming for 3 food trucks
 2. Trying to get a car show together.
 3. Chris – “I also reached out to see if a resident would do another outdoor concert that was a big hit this past weekend.”
 - a. The board asked that the picnic tables be folding if possible and approved up to \$650 for the picnic tables and approved reimbursement for gas.

VIII. NEXT MEETING: Tentatively - July 1st, 2020

IX. ADJOURNMENT: The meeting was adjourned at 7:48 pm