

# STEEPLECHASE

## 2020 NOVEMBER BOARD MEETING

DATE: 11/17/2020

TIME: 6:00 PM

LOCATION: Zoom Meeting

- I. CALL TO ORDER: The meeting was called to order at 6:04 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibilila, Neil Lageman, Jon Nettle, Jason Noble and James Gribble. Not present, Darleen Poe. Owners: Craig Watkins. Representing Stonegate Property Management: Kevin Malburg
- III. OWNER OPEN FORUM:
  - a. Craig Watkins noted that the school behind him is coming along and the entrance is a challenge, but everyone knew that was going to happen. Curious if there were any updates on an projects occurring in the area. David said he wanted to try and get Judge Moore to come and the timetable of school and the rotary and when the roadway for Chambers would occur. COVID is creating challenges. There should be an image of the rotary and what it would look like along with a video of how it flows. Hopefully, it is something that could go out to the community.
  - b. Craig said they might be able to get the church. It was holding 150 people in it now and they were social distancing in there. David was interested in looking into it.
  - c. Jon asked about wreath and some lights going up early this year and if it would be a concern. The board noted that it would not be an issue.
  - d. Jon noted that around the walking path the trees needed to have their canopies brought up as they are an obstruction when walking. Kevin noted that is not a part of the landscaping contract, but it is something they can get a price on.
  - e. Jon asked about revisiting the process for an approved storage shed that might be okay to go into the neighborhood and the boards thoughts. The documents currently do not allow them to occur, so it would mean amending them. There would need to be a vote of the community and some legal fees that would go with it. It would be good if there were some approved versions from other associations that could be used as a guide in writing of them for Steeplechase. Kevin made note that in the early term this would not be an issue, but 10 – 15 years down the road if they fall into disrepair they could be an issue. They are also items that the management company will not be able to see very well in most cases. The board was not opposed to looking into this and Jon said he would look for something from other associations. .
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - a. David motioned for the minutes to be approved and Jason seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board by November 10, 2020
    - i. ii. Current Account Balances
      1. Operating Account - 11/11/2020 - \$20,421.78
      2. 4 CDs at Victory Bank
        - a. Victory 6 Month \$12,535.44 - 2/27/2021
        - b. Victory 9 Month \$25,410.53 – 2/27/2021

- c. Victory 8 Month \$25,204.28 – 11/27/2020
    - d. Victory 12 Month \$25,473.61 – 8/27/2021
      - i. Kevin asked if the board members had been switched on the accounts (Stephen Phelps removed and Jason added). David said that it had not happened and wasn't sure on the contact. Kevin said he would start to get that in motion.
  - ii. Delinquent Accounts
    - a. Total Resident Outstanding: \$6,825
    - b. Kevin noted this is a normal amount for this time of year. Neil asked about the break down of owners. Kevin noted that it had been voted on in October and nothing had changed with the outstanding owners that had actions on them, so Kevin did not include it in the packet for this month.
- b. Management Updates
  - i. Muskrats
    - 1. The company kept out the cages for over 7 days and had no activity in the 5 holes that they had around the property. The thought is that the depleted the food source and moved on.
  - ii. Turtles
    - 1. Kevin noted that he had a quote for turtles and getting rid of them. The board noted that the price to get of each individual turtle was a little high for them to move forward with it and they have not had as many complaints about the turtles in the retention basin.
  - iii. Filters and key
    - 1. Kevin restocked filters for the 2021 year and purchased a key for the paper dispensers. He has one, the cleaner, and there is a copy on the key set in the gym key set.
  - iv. Gym Door
    - 1. The gym door was supposed to have been replaced the early part of this week. Kevin will be out next week to look at how it looks. It was replaced because the seal around the glass was starting to fail.
  - v. Enclosures
    - 1. Kevin sent out the notification regarding the policy on enclosures and now has them in the welcome document so it will be noted for future owners and can be documented moving forward.
  - vi. Staining
    - 1. Charlie Brown completed the staining at the gazebo and the large bridge. Kevin thought it looked good and the board agreed that it was a good job.

VI. OLD BUSINESS:

- a. 2021 Budget
  - i. Kevin went over the 2021 budget with the board. He noted there was at least one previous thought about doing an increase each year so there are not large increases each year. Kevin noted that the reserve funding would be in line with the reserve study for the year of around \$42k and that with the additional homes coming in to the community they are helping to offset an increase. Kevin noted that in the common area line item there was a budgeted increase from 10k up to

14k. The reason for that increase is that before and since Kevin has taken over that 10k is always exceeded. This is the cleaning of the lake, removing trash around walking path, gutter cleaning, and grass removal around the lake. Kevin thought that a lot of the work would have been completed last year, but each year there is always more that seems to be done. Instead of going over it was increased. The rest of the line items are in line with the rest. The budget for the clubhouse is established for use of the clubhouse. If it is not used it balances out and there will be some savings to the community. David motioned to approve the budget for 2021 and it was seconded by Neil. The budget was approved unanimously.

b. Sediment Quotes

i. Lake Doctors & Craig Cotter

1. Kevin noted that before the meeting Kevin has e-mailed to the board information regarding the retention basin and there were concerns that permits might be needed. Kevin reached out to SD1 and the KY Water Division, looked into the Army Corps requirements. Based on all their information and what Kevin could find there was not a need for a permit, similar to what Lake Doctors had stated. Kevin presented the quote for 89k to have sediment removed and the inlets leading to the retention basin dug out and banks reinforced. The board agreed that they had a lot of information and the new board members thanked Kevin for all the back information on quotes and services and they felt comfortable moving forward with Lake Doctors. Neil motioned to approve the sediment removal and Jason seconded the motion. The motion was approved unanimously. Jason noted that he would be willing to walk around with Craig Cotter for the back entrance if he wanted to look at it in the future.

c. Grass around retention basin

- i. Kevin noted that from the annual meeting there were concerns around the grass around the retention basin. People had wanted it to be mowed down to the water. With the reasons that it kept in place to help with run off, geese, and erosion did not seem to have an appeal to the owners around the retention basin. Kevin thought about it and wondered if they did some treatment and removed some of the larger bushes and plants to keep it more uniform that it might be a step in the right direction to help with that concern. The board agreed that it would agreeable to Kevin getting some quotes for it and presenting it to the board.

d. 8' Benches

- i. Kevin asked what had happened to the honorary bench as it was no longer in front of the one home? Jason was not sure and said he would touch base with Skip and find out and the board could then make a decision on where the 8' benches would go around the retention basin.

e. Christmas lights at front entry

- i. Kevin has asked Herb about what the front entry was going to do with the Christmas lights as the board would take them and store them at the clubhouse. Herb said that the front entry was thinking about selling them, splitting them up between the group, but was not set on what they wanted to do. He recommended

based on his conversation with them to not worry about getting the lights back. The board agreed they were not going to pay for lights that had been used for some time now and they already had some wreaths previously, so they were not sure what they would do with them.

- ii. David mentioned that maybe at some point up by the clubhouse they might be able to do some garland poles and with solar lights power them? He wasn't sure the costs or how that would work, but asked Kevin to talk to David D. about the feasibility and Kevin said he would ask him about it.
- f. Fence installed at inlet to catch trash
  - i. Kevin noted that with the sediment proposal being approved it would make more sense to investigate this once the sediment removal is completed.
- g. Steeplechase Elementary
  - i. There have been 2 public forums and a school board meeting. There is an issue with the balance of the school and that it does not allow for any growth with the one proposal even if their area grows which it appears that it is growing. Some schools are getting unloaded and others nearby (triple crown) not taking a share. Elementary is becoming the catch all. At a point where David and some other member in the community are trying to organize a chat with TV news crew and get taped at clubhouse to try and get this in the spotlight and get the school board to re-evaluate what they are doing. The school board said that they wanted to have a decision by December, but if that is hard date or not is hard to tell.
- h. Plaque box near flags
  - i. An owner had brought up the suggestion of putting up a plaque box near the flag. It could be used to put something in it to explain why the flag is at ½ mast or to put in other information for the association. Kevin had three different quotes and the one from Home Depot for \$253 seemed to be the best quality and would create the least concerns with water getting in. David suggestion putting it on the gazebo. The board approved the item from Home Depot. Neil was opposed without having someone to maintain it. Joyce Shibililia said that she would maintain it for the foreseeable future.
- i. Geese
  - i. During the annual meeting some homeowners brought up that the geese were an issue this year. From Kevin's perspective the thought the geese were less of an issue this year than they have been in previous years and asked the board for their thoughts. The board agreed that this year they did not see as prominent in the community.
- j. Sound barrier
  - i. The board talked about wanting to get the sound barrier extended for the association. There is some roadwork occurring on the freeway before the association that is getting one and there are not homes there that are getting any benefit from it going up there. Not sure if they can make much progress in this area, but maybe with Sal Sontoro they maybe can get some progress on it or piggy back off the work there and have it go further.
- k. Vitastim (Muck Eater)
  - i. The Lake Doctors had brought up using more Vitastim in the retention basin. They have been using 200 lbs and they think they have been on the low side of

using the amount needed, but they have seen improvement overall in the community. The biggest area of improvement that is noticeable is that the primrose that had been dominate a year before was not as pervasive. The Vitastim seems to be working. The board talked about it and with the retention basin having the sediment removed they wanted to see how it reacts with the same 200 lbs being used. Kevin said he would let them know.

ii. The question was asked if they should be using it with the sediment removal. It is usually used in April/May, so the project should be completed at that time.

l. Aeration System/Fountain

i. Kevin had noticed that one of the aeration devices nearest to Grand National was not working. Kevin has Lake Doctors come out and look at the device and they were not able to get all 5 work. If they got the one near the road working, then another would not work. The system is getting overworked with how far they have to push out the air. This helped to explain why they were going through a vein kit about every 9 months as that seemed to be often. Lake Doctors recommended having another aeration pump and using the new one for two of the furthest aeration devices and the older pump for the three closest. The board started to discuss and talked about a fountain as an option to go in for the aeration system that is not working. They wanted to know cost, best size for the location, warranties, and how that would help/not help the lake and if they added lights that changed what the costs would be. They also wanted to know if 5 aeration devices were the best for the retention basin. Would 4 be okay or should they have more in it? Kevin said he would get with the Lake Doctors and put together a comprehensive break down of what is best for the basin and the costs associated going with fountains, aeration devices, etc for the lake.

m. Polar Blend

i. The polar blend is something new the Lake Doctors is offering. It goes in during the winter months and would help with ph levels and growth in the lake during the winter months. The board said they would prefer to wait if they would choose to go with the polar blend.

VII. NEW BUSINESS:

a. Switching to new bank – Pacific Premier Bank

i. Kevin noted that Stonegate is in the process of making a switch to a new bank, Pacific Premier Bank. There is some integration that would make things smoother on the office side, but it would also allow some cheaper fees to owners, no change for anyone with ACH, higher interest rates for the association and they will offer some services that associations were not able to obtain from US bank. The feature Kevin liked the most was that once one check is sent in they can always doing an electronic draft so there is never an issue with USPS and checks coming late or not arriving. Kevin asked if there were any questions and the board had none at the time.

b. Rattling in HVAC

i. David noted that he HVAC seemed to be making some noise when he was in there last. Kevin said he would turn it up so it came on and Kevin would listen to it to see if there was something that needed to be serviced.

c. Christmas Party

- i. The question was brought up about the Christmas Part at the clubhouse and Kevin noted that he is not sure how it would be able to be held successfully. The few Santa's that they had reached out to had declined to be Santa this year due to COVID. David asked that in the next newsletter that this be noted. Kevin said he would include it.

- VIII. NEXT MEETING: Kevin asked when the board wanted to have the next meeting since this one was moved out two weeks due to the presidential election. The board agreed to have another meeting on December 1 via Zoom to get back on the same timetable as previous meetings.
- IX. ADJOURNMENT: Neil motioned to adjourn the meeting was seconded by Jon. The motion was approved unanimously.

