

STEEPLECHASE

2021 OCTOBER BOARD MEETING

DATE: 10/14/2021

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER: The meeting was called to order at 6:01 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibilia, James Gribble, Brittany Jackson, Jon Nettle, and Jason Noble. Not in attendance: Adam Bell & Mike Blevins. Representing Stonegate Property Management: Kevin Malburg
- III. OWNER OPEN FORUM: No one present
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: The board approved the notes from the previous meeting in August. The meeting did not have a quorum, so no formal decisions were made.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on October 11, 2021
 - i. Current Account Balances
 1. Operating Account - 10/6/2021 - \$32,133
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,661.50 - 2/27/2022
 - b. Victory 9 Month \$25,863.87 – 11/27/2021
 - c. Victory 8 Month \$25,668.19 – 7/27/2021
 - d. Victory 12 Month \$25,634.37 – 8/27/2022
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$18,335
 - b. Kevin noted that this figure was provided before the 10/10 deadline for late fees, so the figure should be much smaller.
 - b. Management Updates
 - i. Violations
 1. Kevin brought up a few concerns regarding violations in the community. There was a homeowner that brought up goals and batting/pitching cages in the community. The board discussed this, but if they were in good repair were not concerned.
 2. There is a trampoline that is outside of an owner's yard and in the school property yard. The board recommended to reach out to the owner and request they remove the trampoline from the school property and be in the fenced in area or removed.
- VI. OLD BUSINESS:
 - a. Sediment Removal
 - i. Kevin followed up with the area getting reseeded and that should be occurring here soon over by the large bridge.
 - b. Plaque for Wayne Hampton
 - i. Kevin noted that the newest bench would not allow the plaque to go in for Wayne Hamilton. The board discussed and recommended that they do

something in the Gazebo. Kevin said he would get something together and present to the board.

- c. Plaque box near flags
 - i. David Shibila is reviewing different options for a plaque box near the flags.
- d. Aeration System
 - i. Kevin is following up with The Lake Doctors to find out where they are with the delivery and installation of the aeration system.
- e. Electrical Around Pool
 - i. Kevin last heard that David D. was waiting on some supplies to come in before he started work. Kevin will follow up with him and where he is with the project.
- f. Overall CCR and By-Law Revisions: Driveway Extensions & Emergency Vehicles
 - i. The board is reviewing the bylaws and declarations for any amendment changes to them. Kevin suggested that they include some electronic clauses so meetings can officially be held via electronic means.
- g. Clubhouse Repairs
 - i. These were supposed to be scheduled to occur in October/November. Kevin is going to reach out to AB Contracting and get an update on their timeline.
- h. Clearsite Lots
 - i. Kevin is going to follow up with the builder of these lots to see if they have any plans for the homes being built on them.
- i. Additional Street Llights
 - i. Kevin received the locations of additional streetlights on Wynfair from some homeowners. The board reviewed the locations and agreed they were in good locations. Kevin is going to request quotes for installation from Duke Energy.
- j. Punching Bag
 - i. The board discussed the punching bag and Jason is going to look into the best location for where it will go.
- k. Beaver and Muskrat
 - i. Kevin reached out to over 10 different companies and personal trappers. Most personal trappers can't do anything until November. A lot of companies kept referring to a different company. There is a company near Steeplechase called CatchPro Nuisance that has done some work for the association in the past. Kevin asked them for a quote, and they came in around \$1,800 and would stay there until the work is completed and caught. This would include the beavers and muskrats. The board agreed they needed to do something and agreed to move forward with CatchPro.
- l. Ages of people allowed at pool on their own.
 - i. The board discussed ages and agreed to send out an e-mail before the next season regarding safety measures and will keep the ages at 14 that kids can be unattended at the pool.

VII. NEW BUSINESS:

- a. Annual Meeting
 - i. Landscaping around Lake
 - 1. The board agreed that they wanted to keep the grasses around the retention basin but wanted to make an effort to clean out some of the eye sore plants on the path. This will start next year.

- ii. Roadway
 - 1. Winchester – No Parking
 - a. Boone County looked at this area and based on the traffic accidents and the angle of the roadway they did not deem this area an issue where adding signage was needed.
 - 2. Grand National – Stop Sign – Subject to a traffic study
 - a. A request for a stop sign at Grand National and Sheffield was made, but Boone County Public Works noted there was not enough traffic. Kevin clarified that even with the new elementary school traffic it was not enough to warrant a stop sign and he was told that he was correct.
 - 3. No Outlet and slow down sign
 - a. David asked about the no outlet sign and also a slow down sign near the elementary school. Kevin noted he thought that was for Turfrider but would make that request with Boone County Public Works.
- iii. Duke Street Lights
 - 1. Painting
 - a. A homeowner brought up concerns regarding painting of the Duke Lights. Kevin looked into this and in the end, it will be up to the association to address the painting. The board agreed that they need to be done but have other priorities right now to address first.
 - 2. Not straight
 - a. Kevin found one Duke Light that was leaning slightly near the evergreen tree. He called Duke out to look at it and they said there might not be much they can do but would try.
- iv. Walking Path Repairs
 - 1. The board stated they want to look at doing some repairs to certain areas.
- v. American Flags
 - 1. Kevin reached out to the company with the American flags that was recommended during the annual meeting. They were out of stock. Kevin used a different company that provides commercial flags and will monitor to see if they maintain their integrity for a longer period of time.
- b. Landscape Contract
 - i. Kevin presented three bids for the landscape contract (Grounds Systems, GroundsPro, and Creative Image). Grounds Systems, the company that has been used for the last 5 years came in at the best bid around \$28.5k versus rates in the 30k+. The board agreed that staying with Grounds Systems made the most sense and unanimously approved using them for a 3-year contract.
- c. Neighborhood watch
 - i. Kevin reached out to the insurance company, and they had no concerns with a volunteer neighborhood watch. The community could provide basic supplies for them, but the main items were that they could not be paid, and they could

not use or be provided with any weapons. The board said they would be supportive of a volunteer group forming knowing this information.

- d. Pool Company Bids
 - i. The swimming bids presented were from Art Daniels, Cincinnati Pool Management, and SwimSafe. Cincinnati Pool came in about \$500 cheaper, but with the recent labor market there have been some concerns with the labor that they get and how effective it has been. They also provided a 2-year contract, so if the association does not like the company, they have them for another year. Art Daniels did a good job with the labor market and were responsive to the issues that came up this year. They also use adults to oversee the pools and chemicals versus teens/young adults. The board agreed that they would prefer to stay with a company that was able to navigate the labor shortage the best.
- e. 2022 Budget
 - i. Kevin shared the 2022 budget with the board. The major driver with the budget is the reserves. The reserve study recommends increasing the amount put into the reserves from \$46,200 to \$61,200. However, it also recommends a balance of a little over 100k. The community already has over 100k. The board can also choose to reduce the amount that they put into the reserves, but the recommendation is that reserve funding is increased to \$91,200 in a few years. The board asked for more time to review the budget. Kevin noted that they can choose to reduce certain areas in the budget if they want.
- f. Late Fees
 - i. An owner who had not been late in the last two years was late the past three quarters. Two were waived due to USPS delays in delivery and it was shared with the owner that the late fee is based on when the payment is received, not when it is post marked. The owner asked if it would be okay to waive this fee. The board said since she had two already waived for the year that this one would not be waived. Kevin will communicate that to the owner.
- g. Pool Construction Quotes
 - i. The board discussed getting quotes for redoing the pool and making it overall larger. Kevin said he would start that process but would most likely not make any progress before the next meeting in a couple of weeks.

VIII. NEXT MEETING:

- a. The next meeting is scheduled for November 4, 2021. David said he would not be able to attend that meeting.

IX. ADJOURNMENT: Seeing no more business the meeting was adjourned at 8:03 pm

Sale



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Ringside Elite Free-Standing Fitness Punching Bag