

STEEPLECHASE

2022 DECEMBER BOARD MEETING

DATE: 12/1/2022

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, Aaron Haubner and Jon Nettle
 - b. Board Members not Present: Jason Noble and Michael Blevins
 - c. Representing Stonegate Property Management: Kevin Malburg
 - d. Homeowners: James and Barbara Terrill and Dave and Georgette Eakin
- III. OWNER OPEN FORUM:
 - a. There was a homeowner that didn't appreciate that the leaves from a neighbor's yard were blowing into their own, but understood only so much that can be done about it.
 - b. One homeowner noted that a vehicle had not moved on the street for 6 months, but understood they needed to contact the Boone County Sherriff.
 - c. The homeowners asked about the street signs and if anything had been determined about them not staying on into the evening. Kevin said the electrician had come out and was going to go back out later in the evening around 10:30 pm to check the street signs. Kevin needed to follow up with him about what he had found out.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. September Minutes – David motioned to approve the minutes and Jon seconded the motion. The motion was approved unanimously.
 - b. November Minutes – David motioned to approve the minutes and Aaron 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 9, 2022
 - i. ii. Current Account Balances
 1. Operating Account - 11/23/2022 - \$10,044.58 – minus prepaid balances
 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 \$25,989.54 – 7/27/2023
 - d. Victory 12 Month \$26,082.47 – 8/27/2023
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$7,169.70
 - b. Management Updates
 - i. Update on homes in community – Up to 348 from 305 from new development. 6 remaining.
 - ii. HVAC clean outs

1. The HVAC system was cleaned out and the capacitor on the Clubhouse was replaced. Everything is operating well on them, and it was recommended to put some covers over the filter areas. Kevin approved them to move forward with the work since they would cost \$80 or less for both HVAC units.
- iii. Aerator Repairs
 1. Kevin thanked the board for approving through e-mail repairs to the aerator system. The motor on the one aerator had gone out and needed replaced.
- iv. Holiday Lights
 1. The holiday lights were plugged in to the pool light outlet. Last year there was a problem with the surges and the breaker blowing. Kevin moved the hook up and set up a timer on the back of the pool area, so the lights do not have any issues.
- v. Fire extinguishers and exit signs completed.
 1. Kevin had Silco come in and test the extinguishers and change the batteries out on some of the clubhouse exit signs.
- vi. Communication through Teams
 1. Kevin set up a Teams site for the board. Kevin sent an invite over to Jon to try and get access and if it starts to work well we will invite the rest of the board.

VI. OLD BUSINESS:

- a. Additional Street Lights
 - i. March 2023 Duke should get parts for streetlights at end of Wynfair and they'll be scheduled to be installed – likely in April
- b. New Pool
 - i. The board talked about getting some engineering to see if what they wanted to do was feasible, but that would cost some money to do that and it would be a few thousand dollars.
 - ii. One of the homeowners heard that around Union and 42 the county, with money from Amazon, are doing a splash pad and water park area. It's supposed to be free to the owners in the area and they should be creating a dog park somewhere in the area as well.
 - iii. One homeowner brought up that having another pool of the same size might not be sufficient for the community and how does it get used right now. The board members, from their observations, have seen the pool get busy a few times throughout the year, but not at any point where people could not use it. It is mostly for the kids that they have it there.
 - iv. The board talked about getting a ballpark number on what a new pool would cost and send it out to owners to provide feedback and to see if there is enough interest to move forward with a pool. Kevin said they had some figures from pools going in and could get a rough pricing on it.
- c. Winter/Fall Social Event
 - i. The board said they should touch base with Jason and Skip on any thoughts or ideas they have had for a Fall/Winter Social event. The board talked about doing a big flow up movie screen with projector, speakers. A homeowner noted that in CA where they used to live the Fire department came through and

dressed up as Santa and threw out candy. The board said they would reach out to Skip about it as it was a good idea to look into. Ultimately, the board would like to get some plans in place for 2023.

- d. Amendments/By Laws
 - i. The board discussed that they were missing a couple of board members and would like to have their input too regarding the bylaws that Jeff has proposed for the association. David recommended creating a Fresh thread with e-mails and contact information for Jeff to the board to discuss the bylaws. The other board members agreed and Kevin said he would send that out to them to start reviewing.
 - ii. The board said they would also create a cell phone tree for the board members so they can quickly reach out to one another if needed.
- e. 2023 Budget
 - i. The 2023 budget was approved at the last meeting and kept the HOA fees at \$150 a quarter or \$600 for the year.
- f. Asphalt walking path
 - i. Kevin talked about different areas of the asphalt that need to be addressed and how he had sectioned out about 4 areas that were similar in distance for repairs. The board talked about the area to the south of the large retention area maybe needing the most attention first. Kevin would get some pricing for that section and asphalt leading up to the school still on HOA property.
- g. Gym Flooring
 - i. Kevin talked to the board about the gym floor. The board liked what they had there now with carpet and how it was holding up, but they needed more rubber flooring to cover the damage from weights. The board had an image of Rubber flooring under the free weight area and the smith machine set up. The board liked that set up and then changing out the rest of the carpet for the area. The board asked Kevin to get some pricing based on that scope.

VII. NEW BUSINESS:

- a. Rental pricing for clubhouse
 - i. The board talked about the pricing of the clubhouse. Most clubhouses in the area had their owners renting at \$100 and a few board members that had lived in other areas noted they had to pay more than that to rent a clubhouse that was not nearly as nice as what they have at Steeplechase. The board threw out \$100 for owners and \$150 for the non-Steeplechase owners. The other board members noted they were thinking of something similar in an increase, so it was approved unanimously. The pricing will take effect on 1/1/2023 to \$100 for Steeplechase Homeowners and \$150 for any outside rentals. Anyone that already secured a rental for 2023 would be locked in at the old pricing.
- b. Reserve Study Additional Items
 - i. Exercise Equipment - \$11,407 based on reserve study
 - ii. New Gutters - \$2,208 based on reserve study
 - 1. The board.
- c. Key Fob system
 - i. Kevin explained that the Key Fob system is run through Internet Explorer, and it's been getting more challenging to access the system since each update to Edge creates them trying to find a work around to still get into the system.

There likely will be a point where it can't be accessed, and the board asked Kevin to look into quotes.

1. The board also discussed looking into alta fiber to see if they could provide some pricing that would be cheaper than Spectrum.

d. Management Eval

- i. David noted that Joey was looking for board feedback on Kevin for the end of year review and if they have any to provide it by the end of the week.

e. Chet Hand - New County Commissioner

- i. David talked to Chet about not feeling like they knew what was going on around the HOA to the last minute. They talked about possibly a website to filter information that either is top down or down up to provide factual information and get away from the hearsay. Chet officially starts in January, so hopefully more up to date information will flow to everyone.

f. Barrier

- i. David talked about the barrier along the highway and trying to create some conversation for that to occur.

VIII. NEXT MEETING:

- a. January 1/5/2023: 6:00 pm

IX. ADJOURNMENT:

- a. Seeing no more business Aaron motioned to adjourn the meeting and was seconded by Jon. The meeting adjourned at 7:14