

STEEPLECHASE

2020 OCTOBER EXECUTIVE BOARD MEETING

DATE: 10/6/2020

TIME: 6:00 PM

LOCATION: CLUBHOUSE

- I. CALL TO ORDER: David Shibilina called the meeting to order at 6:07 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibilina, Jason Noble, Neil Lageman, and representing Stonegate was Kevin Malburg. James Gribble, Jeff Casazza were present along with Matt Zehringer and Crag Cooter from the Lake Doctors. Not present: Darlene Poe.
- III. BOARD MEMBER NOMINATION: James Gribble was present at the meeting for the board to vote on him being accepted as the 5th member of the board. James explained he has been in public planning and a social worker for the public defender's office. The board formally voted them in.
- IV. OWNER OPEN FORUM: No one present had any owner concerns.
- V. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Jason moted to approve the minutes and Neil seconded the motion and they were approved unanimously.
- VI. Lake Doctors
 - a. The board in respect to the Lake Doctors time invited them to talk about what they could offer the association in sediment removal. Matt introduced Craig Cotter of KC Clearing and grading. They both had been out to property and noted that the board had the two inlets as areas of concern along with the erosion occurring around the retention basin. Craig started to talk about the area near the walking bridge most likely being the main concern that he saw and probably also the location of where most complaints came in, which the board confirmed was true. Craig said he could do the project either all at once or break it into three different states. The best time to do it when it's dry, so either in summer, a late fall/early winter where it's been dry like it has been now. The colder it out can minimize the damage. The less things that need to be fixed the better from what needs to occur. If the board was good with starting at the walking bridge he would start from where the water comes in at the inlet area. Start where the problem begins and then ends. The thing to do would be creating a dike type system where it is creating these high banks. The banks would be filled in with rip rap, soil, and grass. Brush would be cleared as needed. There is an area between the lake and retention basin that would be dug out and go as deep as the needed. The good dirt held off to the side for fill in the project as needed, and the sediment removed and put into the hole. The one side by the walking bridge already has some sediment building up and that area would be built up more. The main thing is you want the water shooting through these channels and out into the retention basin and built up in a way to prevent minimal sediment from getting into the retention basin. Before the sediment goes anywhere the hole would be geotextile to help prevent settling and disperse the weight and permeable to let water pass through. There would be two diesel pumps working to help divert the water and allow the area that needs to be attacked. They sound like a low hum, so nothing that could create noise concerns from the community. The next phase would be the smaller bridge and then the

last item would be the shoreline erosion. The shoreline can really be tackled at any point, but it would recommend saving that for last and the board agreed that it needs addressed, but the other areas are going to be higher priority. The total project time would be around 6 weeks to complete. If the board wants to do something this year it would need to be a relatively quick turnaround time so they can get it addressed in a timely fashion. Craig talked about how he has been working for golf course construction and spent 9 months over in New Amsterdam building a golf course. He has a portfolio of projects that he believes the board will find favorable. He said he would break out the project along with an overall project price and scope and get that back over to the board within in a week.

VII. MANAGEMENT REPORT

- a. Last Month's Financials will be e-mailed out to the board by October 10, 2020
 - i. ii. Current Account Balances
 1. Operating Account - \$25,596.34
 - a. Prepaid – \$23,615.74
 2. Reserve Account-\$44,038.01
 3. 4 CDs at Victory Bank – David noted he would be getting with Steve to coordinate taking him off of the accounts and adding Jason to the accounts.
 - 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
 - ii. Delinquent Accounts –
 - a. Total Resident Outstanding: \$5,725.00
 - b. The board voted to move forward with a foreclosure and a lien on two homeowners that had not paid their assessments. One was a year in arrears and the other had not made a payment since 2018.
- b. Management Tour
 - i. Kevin noted that he had removed all the stored pool items in the clubhouse outside and removed the left-over items from the season and past seasons.
 - ii. Kevin ordered keys to the paper dispensers as they have gone missing.
 - iii. Kevin noted there were a number of violations that were closed this time he was out and took violations down from 40+ to under 30.

VIII. OLD BUSINESS:

- a. Pool Repairs
 - i. Kevin noted from the previous board Olympic was selected as the vendor to fix the pool. Kevin noted he would continue to try and collect quotes, but most fixes would occur next season at this time. Kevin had reached out to a few different vendors and read some reviews where people had noted they had waited a couple of months from some vendors and were told they couldn't help them due to the demand in the end.
- b. Sediment Quotes
 - i. Lake Doctors
 1. The board thinks that Mr. Cotter might be able to provide a promising quote where the work can be spaced out and create a look that is appealing for the community while addressing the issues with sediment.

- ii. Civil Engineers
 - 1. Kevin has reached out to Greg Larson (Lison?) at Bayer & Becker to request drawings of the retention basin. Kevin continues to get directed to a voicemail and is not receive a call back. Kevin will continue to reach out is it sounds like this group is the ones.
 - c. Enclosures
 - i. Kevin noted that the communication needed to go out regarding the enclosures to the community. The board requested pictures to go with the requirements and Kevin needed to obtain those and put it together.
 - d. Annual Meeting
 - i. Appointing final board members
 - e. Grass around retention basin – Tabled to next meeting
 - f. Santa Claus/Winter Clubhouse Event
 - i. Kevin received communication on a long time Santa in the area that he would not be able to be Santa this year for the clubhouse.
 - g. Empty Lots and mowing
 - i. Mowing of the empty lots since the communication at last month’s meetings is on track with getting cut when it has been scheduled.
 - h. Trash Cans – Corner Lot – Tabled to next meeting
 - i. 2021 Budget
 - i. Kevin presented the budget to the board. He noted that the HOA fee as budgeted at this time was still \$600 for the year. The reserve funding is in line with the reserve study. There were a few items that Kevin pointed out:
 - 1. Budgeting for the clubhouse and cleaning Kevin has keep them as if they will be done the entire year to be safe in budgeting at this time.
 - 2. Kevin noted that the financial review was done this year so if the board wanted to change and do only a tax return they could. The board elected to do the financial review at \$1,200.
 - 3. The board wanted to wait until the next meeting to review and then vote on the budget.
 - j. 8’ Benches – Tabled to next weeks meeting
- IX. NEW BUSINESS:
- a. Herb as the front entry representative
 - i. Herb was nominated to remain the front entry representative and requested that Kevin reach out to him and ask that he stay on.
 - b. Does the HOA want the stored Christmas lights for the front entry back?
 - i. The front entry group has been storing some lights at the apartments and since the monuments have been removed asked if the board wanted the lights to hold to them for now. The board agreed that they did want them to store and asked Kevin to coordinate getting them back. Kevin stated that he would.
 - c. Front entry related decisions on homes
 - i. The front entry decided to change up the formula to make the landscaping to be determined by how many front doors there are and not by how many there are anticipated to be. The board agreed that it would be fine to change to that formula. It would mean Steeplechase would go from 37% responsible to a little over 40% responsible. However, with less at the front entry costs should also be going down.

- d. Front monument
 - i. Jeff Casazza was able to talk about the front monument. Based on the confidentiality clause the board current, previous, and future are not allowed to discuss the outcome of the front monument. Jeff recommended that if anyone asked where it was at that the board has elected to no longer pursue the front monument. Kevin noted that the money from the monument is in the reserve funds at this time and the management companies stance is to be transparent and communicate that the association received additional funds that were directed to go into the reserve account.
- e. Fence installed at inlet to catch trash – Tabled till after more discussion occurs from the Lake Doctors.
- f. School Usage
 - i. There is a school forum on the 13th and 29th regarding where students in the county will study at the Steeplechase Elementary. There were two proposals that were shared with the community. One option fills the elementary immediately and the other allows the school to increase capacity over time. The board discussed this and with it being right to the community and affecting the homeowner students the board is going to communicate and attend the meetings to make sure there is a voice for the community. The concerns related to how many free lunch students would be coming to the school, how far students would be bused to the school and affect their studies, and that there should be another option that brought a greater geographical diversity of students to the school.
- g. Plaque box near flags – Tabled to next meeting
- h. Clean up around retention basin (trees, bushes, etc) – Tabled to next meeting
- i. Street Sign at Entry
 - i. Herb had mentioned that there were some new requirements with the street signs that are going to be installed. To meet those requirements the board would need to get a new sign for Richwood and Grand National after construction is completed. It would be something the front entry would reimburse for once completed. The board said they would agree to getting that completed once construction of the roadway is completed.
- j. New ARB Chair
 - i. Kevin noted that an ARB chair needed to be elected from the board. Jason stated he would step into the position. Kevin asked if there were any changes he wanted to make to the board and he stated he was fine with the current members as they are now.
- k. Herb Pricing –
 - i. Herb provided some pricing from Vinnie regarding the street lights. He had some parts from the older models that are not out there anymore and wanted to know if the board had any interest. The board said they would take 8 short and 8 long light strips, but they did not need regulators since the electrician has access to them.
- l. Muskrats – Kevin noted he had reached out to three companies regarding muskrat removal and was waiting to hear back.
- m. Geese – Tabled to next meeting
- n. Fountain at retention basin – Tabled to next meeting

- o. Sound barrier – Tabled to next meeting
- X. NEXT MEETING: The board noted that the next two meetings would be held via Zoom. The next meeting being scheduled for November 3rd, 2020.
- XI. ADJOURNMENT: The meeting was adjourned at 7:48 pm

