

**STEEPLECHASE**  
**2023 JULY BOARD MEETING**  
**DATE: 7/6/2023**  
**TIME: 6:00 PM**  
**LOCATION: Clubhouse**  
**MINUTES**

- I. CALL TO ORDER:
  - a. The meeting was called to order by David Shibilina at 6:02 pm
- II. ATTENDANCE W/ ROLL CALL:
  - a. Board: David Shibilina, Amy Evans, Mike Blevins, Jon Nettle, Elizabeth Andres.
  - b. Not Present: Jason Noble and Aaron Haubner.
  - c. Management: Kevin Malburg representing Stonegate Property Management
  - d. Owners: 2 Owners
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - e. May Minutes and June Notes.
    - i. There was not a quorum for June's meeting, so there was not an official meeting, but notes were taken. The board unanimously approved the May minutes and approved the notes from the June meeting.
- III. OWNER OPEN FORUM:
  - a. No one had anything for owner open forum.
- IV. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board by June 10, 2023
    - i. ii. Current Account Balances
      - 1. Operating Account - 6/30/2023 - \$27,802.38
      - 2. Reserve Account – 6/30/2023 - \$36,009.40
      - 3. 3 CDs at Victory Bank
        - a. Victory 6 Month \$12,891.09 - 8/27/2023
        - b. Victory 9 Month \$26,122.77 – 5/27/2023
        - c. Victory 8 Month \$26,266.84 – 7/27/2023
        - d. Victory 12 Month \$26,082.47 – 8/27/2023
          - i. Put \$12,891.09 CD into Reserve Account. The board decided to keep the money in the reserve account for now until there is a higher balance to put it in a money market or CD again.
    - ii. Delinquent Accounts
      - a. Total Resident Outstanding: \$4,820.00
  - b. Management Updates
    - i. Update on homes in community – Up to 353 from 305 from new development. 1 remaining.
    - ii. Pool
      - 1. Over the last two weeks there was a slow leak that had started getting into the clubhouse. Luckily it was a slow leak and went onto the wooden floor area, so it wasn't causing much damage. Through the process of elimination, it was determined to be coming from the pool

equipment and a small leak from some PVC. That has been fixed and the area is now dry and no more water is making its way into the clubhouse.

iii. Fire Inspection

1. The new egress door for the pool should be arriving in the next week or two. Kevin needs to follow up and find out if the dates are still on track for delivery and installation.

iv. Landscaping Inspection

1. Some of the material will be planted this fall at the clubhouse. Kevin needs to follow up on the path down to the lower lake. Kevin had talked to the landscaping company about continuing the path down the lake there, but he wasn't sure if there was something that needed to be signed or they were waiting for the early summer bushhogging.

v. Playground Equipment

1. The old playground equipment needs some repairs. Charlie Brown should be adding some more secure bolts to it to help hold it together. He notes that more than likely it will need to be replaced in the next couple of years. The one thing the old set has that the new set does not is swings. Getting something that is all or mostly swings would be the way to go if the board wanted to look at these items.

vi. Wooden Knoll & Grand National

1. Recently there has been pool equipment and signage showing up in this area. The association has been having to clean it up. If anyone sees anyone dumping anything, please let Kevin know at [kevin.malburg@spmhoa.com](mailto:kevin.malburg@spmhoa.com)

vii. Solicitation Sign Missing

1. The solicitation signs are missing that were put in the community a couple of weeks ago. The one sign still has the post there, but the other location has the sign and post missing. The board discussed replacing but decided that in the end there are still two signs (one at the clubhouse and one from the Sutherland entrance, so the community is covered) and to remind owners that there is coverage and to let solicitors know they are not supposed to be in the community.

viii. Router at Clubhouse

1. The router in the clubhouse has needed to be reset anywhere from two weeks to a few days. Kevin reset it again earlier this week, so he is going to see about getting a new router, so it is not such an inconvenience with having the Wi-Fi reset so frequently.

ix. Other items

1. The board mentioned removing sucker growth off trees on south side of walking path from stumps/trees

V. OLD BUSINESS:

a. Additional Street Lights

- i. Two additional street signs were added to the streetlights about kids at play. The board said they looked good with where they were located.

b. Winter/Fall Social Event

- i. The board is going to brainstorm some ideas. Since there wasn't a summer event like in previous years, they would like to have something occur for the

fall/winter. Michael recommended they think about some options for the next meeting. Kevin said he would provide a reminder with the minutes when they go out to the board to review.

- c. Barrier along Freeway
  - i. David did not have any new updates at this time.
- d. Priorities
  - i. Lower Lake
    - 1. Kevin received a bid back from the Lake Doctors that includes adding some banking to the lower lake to help eliminate a flood plane area, add a secondary overflow area to the lake, and to clean out some of the inlet areas that could be causing the initial inlet area to get covered in debris. The board discussed the items and for the short term are going to ask Charlie Brown to clean up the inlet areas to see if that helps that main outlet area at the lower lake.
      - a. April asked if they were going to do some extensive work to the lower lake. Kevin noted that it wasn't his impression that they were going to do as much work there as they have to the upper lake, but now that it is a lake (even if it wasn't intended to be a lake) the association has to oversee the area and make sure it's maintained. Previously they added some fish to the lower lake with the upper lake. Adding some options to allow access for owners to get down there and fish, add a bench, and just do some general upkeep.
  - ii. Common Area – Dog Park, Basketball Court, Pavilion
    - 1. The board agreed that with the spending they had this year they couldn't afford to do more large capital items and the pricing will change in a year anyways, so to hold off on pricing out any of these items at this time.
- e. Kids Room – Table
  - i. The board likes the kids room table in the gym but are going to hold off on putting one in the clubhouse for now since it hasn't been requested and is more of a want for space there.
- f. Bulletin Board
  - i. The bulletin board was received, and the board was wanting to do something to protect from UV light. Jon noted that a lot of these tend to have UV protection and they should look to see if it has that noted in the description. Kevin said he would look into what the description says.
- g. Feedback on Voting process
  - i. Elizabeth said she found something in another association regarding their voting process and would work on compiling that for the next meeting.
- h. Street Light Locations
  - i. The board talked about trying to see if Duke would update the streetlight at the end of Sheffield with an LED light to make it brighter versus adding any additional light posts to stay consistent with the rest of the community.
- i. Pool furniture
  - i. Kevin had Stonegate Maintenance try to clean 4 of the chaise and the person cleaning them did this for a while at some previous employment and said he

could work hard at it and get it clean, but it'll come back. There are microtears that will cause it to come back quicker with the state they are in. He didn't recommend spending the time to clean and look at replacing the straps.

- ii. April recommended looking to see if they could find the warranty on the pool furniture first. She would check her records as well, but she was under the impression there was something regarding staining in the warranty and they might be able to address that with the company. She thought they were bought back between 2007 and 2010.

## VI. NEW BUSINESS:

### a. Age for Access to pool and watching kids underage

- i. The board and owners discussed the age of people allowed at the pool and gym. Previously the age was lowered to help with younger people babysitting kids and being able to take them to the pool and the ages falling in line with most hotel ages for pool access. However, the board has witnessed a lot of issues with children trying to pass for 14 that are not, using foul language, not respecting adults when confronted with behavior, not behaving in a safe manner, or not watching the young children there. In the gym it's become a bit of a hangout and not being used for the purpose of exercise and there has been more damage this year than in previous years. The board discussed what to do and decided that changing the age now wouldn't have the desired effect. They decided to send a warning out to all homeowners about what has been shared with them and what they have witnessed as well. Owners were reminded they can address children on their own, or anyone, of poor behavior and ask them to leave if behavior is very bad. While a 14-year-old is allowed to be at the pool, they cannot watch someone under 14. They need to be 18 or above to watch others. Provide days and times of what happened, and the board will review. If the behavior is concerning then owners will have key fobs deactivated for 1 week, a second incident for a month, and a 3 incident for the remainder of the year.

### b. Budgeting 2024

- i. Kevin noted that they are getting ready for budget season. The Reserve study calls for around 91k to be put into it and right now they are putting in a little under 50k. Kevin recommended the board consider any projects they wanted to address for the 2024 year, but also consider what they want to have as a healthy amount to be putting into the reserve each year. They are putting in about 3x what they were prior to the takeover, but it is still short of what is recommended. If that is going to be less than what is called for it would be good to have a number in mind to keep the association funding at to continue keeping up with repairs to capital items.
  - 1. A homeowner asked where a lot of the funding for the reserve came from and Kevin noted a lot of it comes from the new homes that have gone in, but also the increase to the HOA fees as well. Some of that increase in funding went to the operations budget. What had happened for a lot of years is that money coming in for the next year was being used in the current year. When that happens year after year it puts the association in a hole. That is something that Kevin has really tried to avoid unless it's a very small amount.

- VII. NEXT MEETING:
  - a. August 3rd, 2023, at 6:00 pm at the clubhouse
- VIII. ADJOURNMENT:
  - a. The meeting adjourned at 7:22 pm