

STEEPLECHASE

2020 APRIL BOARD MEETING

DATE: 4/1/2020

TIME: 6:00 PM

LOCATION: Clubhouse

- I. CALL TO ORDER: The meeting was called to order at 6 pm by Steve Phelps.
- II. ATTENDANCE W/ ROLL CALL: The meeting was a Skype meeting. There was no need for roll call. The members present were Steve Phelps – President, David Shibilis – VP, Darlene Poe – At Large Member, Neil Lageman – Secretary, Chris Groh – ARB Chair, and Jason Noble- At Large Member. Representing Stonegate – Kevin Malburg.
- III. OWNER OPEN FORUM: No one was present.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Special Meeting Minutes – Steve motioned to approve the minutes. Darlene seconded the motion. The motion was approved unanimously.
 - b. March Meeting Minutes - Steve motioned to approve the minutes. Neil seconded the motion. The motion was approved unanimously.
 - c. March Executive Meeting Minutes – Steve motioned to approve the minutes. Jason seconded the motion. The motion was approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials will be e-mailed out to the board by April 10, 2020
 - i. Current Account Balances
 1. Operating Account - \$36,687.83
 - a. Prepaid – \$27,839
 1. Kevin went over operations up into this quarter. The two major things that stick out are landscaping contracts. It's 5k over, but the empty lots are paid up front and there is a 5% discount. This will balance out as the year continues. The other is that the legal fees for the year are now 2k over for the year. Steve noted that with the monument wall and legal work for the addition to the association that he knew this would probably be the case. Kevin will continue to oversee the costs of these items and will present a report each quarter.
 2. Reserve Account-\$22,796.58
 - a. Kevin noted that the reserve funding has not been completed for the first quarter. With COVID 19 Stonegate decided to hold off on all associations as funding for HOAs may be affected and we want to ensure operating costs are covered first. The goal is to fund again as we ensure there are no major funding issues from owners in HOAs.
 3. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,535.44 - 8/27/2020

- b. Victory 9 Month \$25,410.53 – 5/27/2020
 - c. Victory 8 Month \$25,204.28 – 10/27/2020
 - d. Victory 12 Month \$25,473.61 - 8/27/2020
 - ii. Delinquent Accounts –
 - 1. Total Resident Outstanding: \$4,947.70
- b. Management Tour
 - i. Maintenance Sheet
 - 1. Kevin noted that on the maintenance sheet there were a few new notes. The door to the gym will not be ready for a while. The company that makes them is not operating due to COVID 19. The monument wall has Dryvit which a lot of vendors do not work with since it is challenging to work with. Kevin has one vendor who said they work with it some and they are coming out to look at the monument. The Wexford and Sheffield landscaping has been added as well to the maintenance sheet.
 - ii. Violations Sheet
 - 1. Kevin noted that violations have been taken care of since the last round of violations. No new ones have been added due to COVID 19. Kevin noted that there still seem to be a number of trash cans out, so they will need to be addressed when everything is lifted.

VI. OLD BUSINESS:

- a. Monument Entry Walls
 - i. Jeff has been working on the monument walls. KYTC indicated they will not be a part in this as they have provided compensation to the Davis's for the land and the HOA would need to work with them on what compensation should be for the entry way area. Jeff is working on presenting what the HOA wants from the walls and presenting the work that has been done in the past for these walls.
- b. Board Member Jay Stepping Down – Jay continues to hold the position for the board while the board looks to nominate a replacement.
- c. Sediment Quotes
 - i. Muck eater – Kevin noted that the Muck Eater is budgeted for the association. It will help in removal of the organic material that is formed in the retention basin and help prevent some primrose from getting established. The board approved the muck eater.
 - ii. SD1 – There had been some conversation regarding asking SD1 on any previous contracts and work that had been done with silt removal. Every indication Kevin had received is that it was a onetime deal and that the association would need to address these items moving forward. The board asked that Kevin pursue options with SD1 and find out what information he could.
 - iii. Engineer – Neil found an Engineering group that has worked with HOAs in regard to sediment removal. They have been out, walked the lake and took pictures. They can do everything for the sediment removal, they can just consult, they can do phases. They are flexible in what they can do for the associations. Kevin asked that the engineering group put together a phase 1 proposal as that would provide some input for the board on if they wanted to use them fully, partially, and give some ideas of pricing compared to what was found from some groups outside of the area.

- iv. Settle into other areas – It was noted that it might be possible to use some of the sediment in areas to flatten out areas, be used for the walkways etc. The engineers might be helpful in providing some insight into what could be done versus just trucking it all off of property as well.
- d. Judge Gary Moore –
 - i. Kevin noted that the letter the board had put together had been sent over to Judge Gary Moore for the expansion over into Chambers Rd. Judge Moor indicated that would be a major item that he needed. Getting signatures would also be helpful. Stacy had requested a timeline by the end of the month. The board members that had been collecting had mostly received positive feedback regarding this effort. Kevin stated that they could send the signatures directly to him or they could give them to Stacy Owens. Either way, they will be compiled and sent over to Judge Moore’s office.
 - ii. The board also talked about what they were hearing regarding the school being used as a regional school parking lot for buses. Kevin stated he would reach out to Eric McArtor and ask if it were true or not.
- e. Enclosures
 - i. Kevin had noted in the newsletter that went out enclosures were addressed. They would be approved depending on the style, type, and location as each situation is a little different.
- f. Rip rap in areas
 - i. Kevin noted that he had reached out to vendors to provide pricing for rip rap to be added to the drainage areas along the Grand National. He also noted that along with the shorter bridge there was some rip rap that needed to be added there. With all the rain there has been added erosion areas and it needed to be addressed.
- g. Footer of large bridge
 - i. Kevin reached out to the engineering group to look at the footer. The individual he had talked to said to call back on Monday to get something scheduled. Kevin assumed this was partially in order to see if something changed with COVID 19.
- h. Social Chair
 - i. Kevin asked the board if anyone had any thoughts on someone taking over as social chair. The board did not have anyone in mind. Kevin recommended sending an e-mail out to the community to see if there was any interest. The board agreed that would be a good first step.
- i. Other Old Business?
 - i. There was no further old business.

VII. NEW BUSINESS:

- a. Bike Racks – The board reviewed three proposals for bike racks up at the clubhouse. There were two galvanized, one black. They were in a rack formation or in a flowing U. The board decided that one bike rack to begin with would be enough and they can add more if needed. The black rack was popular, but the Galvanized was more cost efficient. The board opted for the Galvanized bike rack and recommended that it goes to the left side of the pool fence near the door.
- b. Additional Trash can – Charlie had brought up last year and this year regarding it not being a bad idea to have another trash can. He’s up there less than a week right now having to clean out the trash cans and replace liners. It would give an extra few days

between things needing to be changed out. The board requested to find a similar trash can in use and find out the cost. Chris Groh also mentioned that between Fox Hunt and Grand National it would be a good idea to add a dog waste station there. Kevin would look into options for a similar dog station.

- c. Concrete Repair at Pool – Kevin received a quote from Swim safe to get some concrete work done at the pool. It would involve removal and new cement laid down. The cost would be around \$7,655 for the job. It would mean that the job would range from \$1,000 up and down. Darlene knows of someone that builds high end pools and was going to ask him if he could provide a quote that might be a better rate since they know each other.
- d. Late fees – There had been some conversation on social media regarding the next quarter fees and what the board should be telling the association. Kevin mentioned that some of the legal council that works for associations provided opinions that the HOA cannot waive HOA fees. However, they can do things like waive late fees and work on payment plans for people and work with them that they stay in good standing with the association. Darlene was going to work on a policy for Kevin to follow and share with the board.
- e. Rules – Kevin noted that right now that Stonegate was not enforcing the rules within the community at this time. The reason being that owners did not need any more undue stress at this time. However, if the board would like things enforced, they only need to ask, and enforcement can begin again.
- f. Fence at Entry – The board discussed the front entry and the fence being removed. Kevin stated that he had the indication that board was for removing the fence and saving the material and Herb was relaying that information to the front entry group, but no one from the front entry was responding with it being okay to remove the fencing. Darlene asked about how much would cost. Kevin figured around \$250 to collect and store a decent number of the cross sections. Darlene motioned to get Charlie to salvage as much as he could up to \$250 to store the sections of fence. The front entry could then use them moving forward for repairs or other needs to the fence over time, but the board would not clean them as there would be an additional cost there.
- g. Lights at entry – Kevin asked the board their thoughts on removing the lights at the front entry. Kevin noted there would be a cost to remove the lights, there is not any way to know if they would be used again in a new monument wall or if there would be anyone willing to buy them. There are also a lot of different options for lighting for monuments. The board decided that they were not worth saving for the next monument.
- h. Landscaping at Sheffield Ln and Wexford – Kevin requested quotes from vendors for the landscaping at Sheffield and Wexford. Once he gets those he will share with the board.
- i. Clubhouse – Darlene mentioned that the board should watch the clubhouse. There were some people congregating and they were having a social distancing party. It might not have been that group, but there has been a lot of trash, remains of empty vodka bottle, so want to make sure no one breaks into the clubhouse or is causing issues up in that area.
- j. Neil recommended sending out in the newsletter that anyone that has done improvements and not submitted an application that they need to do it and have it on file. It protects them in the future if something is enforced in the future or that was missed, and they don't possibly have penalties or other issues occur. Kevin mentioned

that he could put something in the e-mail going out regard the approach to COVID relief that Darlene is putting together.

VIII. NEXT MEETING: The next meeting is scheduled for May 6. The intention is for it to be held at the clubhouse unless there are ongoing issues with COVID 19.

IX. ADJOURNMENT: Darlene motioned to adjourn and was seconded by Neil. The motion was approved unanimously. The meeting adjourned at 7:01 pm.