

STEEPLECHASE

2021 DECEMBER BOARD MEETING

DATE: 12/2/2021

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- II. ATTENDANCE W/ ROLL CALL: David Shibilina, Jason Noble, Adam Bell, James Gribble, Jon Nettle, and Mike Blevins. Representing Stonegate Kevin Malburg. Not present Brittany Jackson. Owners – Joyce Shibilina
- III. OWNER OPEN FORUM: No questions at this time.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. October 2021 – David motioned to approve the minutes and Jason seconded the motion. The minutes were approved unanimously.
 - b. November 2021 – David motioned to approve the minutes and Jason seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on November 10, 2021
 - i. ii. Current Account Balances
 1. Operating Account - 11/22/2021 - \$29,716.57
 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: \$5,120
 - b. Management Updates
 - i. Kevin noted that Jason is going to unlock the aerator box and hook up the lights at the gazebo. They are up on the gazebo.
 - ii. At 11308 Kevin had a resident raise a concern about some tall grasses on the back of the property. They had been there since Kevin took over and it's a smallish area. Kevin asked the owner about the area, and he had said it was to help with rain run off coming down the hill towards the home. The board said they would look at the area and give their thoughts.
 - iii. A homeowner has a satellite on the front of the home. Kevin has sent a few violations for it since the association never approved it. Most associations would only approve it to be on the back of the home, not the front. The board agreed to continue the process.
 - iv. A homeowner that had received some violations for a mailbox and trash cans had said she had been trying to maintain them, but they continue to get vandalized by kids and was looking to move from the community. That was back in March and Kevin felt like he had been given a good length of time, but

it would need to be addressed again and the board agreed to start addressing those items again.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. The area for the sediment removal still needs the seeding completed. At this time Kevin will work to make sure this gets completed in the spring. It just needs a longer time to get established so it doesn't burn out in the heat of summer.
- b. Plaque for Wayne Hampton
 - i. Kevin needs to find the best location for the plaque in the gazebo.
- c. Plaque box near flags
 - i. David found a box that could be used at the gazebo. Kevin attached an image for the board. They all agreed to use it and to place it to the left of the gazebo.
- d. Aeration system
 - i. Installed and electric is hooked up. Kevin saw the extra bubbler locations working
- e. Overall CCR and By-Law Revisions: Driveway Extensions & Emergency Vehicles
 - i. The board is hoping to have a fuller discussion about this in the new year. Kevin said he would review this in fuller detail at the end of December.
- f. Clubhouse Repairs
 - i. The painting of the clubhouse is about 99% completed. The only issue is that with the Christmas lights up there were some areas they could not address but will be back out in the spring to finalize the last part of the painting.
 - ii. Pool concrete work is progressing. The transition between the old concrete and new concrete is barely noticeable and blends in well. Overall, it looks like it is progressing well.
- g. Additional Street Lights
 - i. Kevin met with Duke on the additional streetlights on Wynfair. Duke said that they could put the in the locations the community members asked for, but it would cost 3k more, it would require boring that would take them longer to get out there and complete, and there is always the possibility of hitting something from the boring. Duke could also do streetlights, but on the opposite sides of the street from what homeowners requested. It would cost less, get completed sooner, and only require some minimal grounds repairs. The board asked Kevin to reach out the homeowner to find out how the community out there would feel about getting the lights, but on the other sides of the street.
- h. Punching Bag - \$250 (Image below)
 - i. Jason was going to look at the gym to see about if there was a good location for the punching bag to go. Kevin asked the board what they thought about getting a Mirror for the community and they felt they could do more with the money it would cost for the equipment and subscription.
- i. Beaver and Muskrats
 - i. Kevin is going to reach out to the vendor to find out how many muskrats they caught with the two beavers and make sure that they invoice for this year.
- j. Walking Path Repairs
 - i. Kevin attached a map of three locations near the northwestern portion of the walking path around the lake. The board agreed those were the worst areas that

need repairs. They asked Kevin to get some quotes and work with vendors to find ways to address the issues and the tree roots in those locations. Possibly even building up and over the path.

VII. NEW BUSINESS:

- a. Transition area for Grand National to Circle
 - i. Kevin called the state on the transition from Grand National to the circle and the state is supposed to be adding some additional asphalt to make the transition easier and noted they still need to do a final asphalt coat of 2" in that area as well.
- b. Aerator Noise
 - i. David noted that he had been in the gazebo and felt reverberations from the aerator system. There is a second one there now and there might be an issue. Kevin felt both and there was some from the old aerator, but the new one is very quiet. Going into the gazebo it seemed possibly louder than before, but he didn't notice the gazebo having any vibrations. David said he would go there again and look at the area.
- c. Stonegate Property Management Contract
 - i. The board discussed the Stonegate contract and agreed that they had no concerns with hiring Stonegate for a 3-year term.

VIII. NEXT MEETING:

- a. The next meeting is scheduled for January 6, 2021

IX. ADJOURNMENT:

- a. Seeing no more business the meeting was adjourned at 6:50 pm

