

STEEPLECHASE

2020 MAY BOARD MEETING

DATE: 5/6/2020

TIME: 6:00 PM

LOCATION: Zoom meeting

- I. CALL TO ORDER: The meeting was called to order at 6:02 pm by Steve Phelps
- II. ATTENDANCE W/ ROLL CALL: Steve Phelps, David Shibilina, Jason Noble, Chris Groh, Darlene Poe, Jay Shelton, Neil Martin, Angel Moutousek, Mr. and Mrs. Watkins, Stephanie Shelton, and Bernie Zellner.
- III. OWNER OPEN FORUM: Steve - unusual way to have a meeting, but now owner open forum. Craig Watkins asked about a road connecting to Chambers. Steve commented that not in the next year or so with the roads. Most likely looking at 2022. With COVID it has been put on the backburner. An owner mentioned that the school bought that back property. Steve noted that the school district needs to get school completed by end of 2021 to get the Federal money with the school.
 - a. Owner noted that at the End of Wynfair and Grand National and getting lots of dirt and dust and putting something up regarding watching the streets. Steve recommended either calling Stonegate or the Sherriff regarding these issues. Have noticed school is trying to get work done now and other parts of it at the end of project.
 - b. Herb asked to be provided a letter for the front entry group to sign off on the work the HOA is doing for the monuments at the front entry. Jeff stated he would get something together for him.
 - c. Pool – Steven noted that the pool is a public pool, so the board is waiting for the governor to give the approval to move forward with opening the pool.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. April Executive Meeting Minutes – Skip motion to approves. Darlene seconds. The motion carried unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month’s Financials will be e-mailed out to the board by May 10, 2020
 - i. ii. Current Account Balances
 1. Operating Account - \$36,687.83
 - a. Prepaid – \$27,839
 2. Reserve Account-\$22,796.58
 3. 4 CDs at Victory Bank
 - a. Board Members being added
 - b. Victory 6 Month \$12,535.44 - 8/27/2020
 - c. Victory 9 Month \$25,410.53 – 5/27/2020
 - d. Victory 8 Month \$25,204.28 – 10/27/2020
 - e. Victory 12 Month \$25,473.61 - 8/27/2020
 - ii. Delinquent Accounts –
 1. Total Resident Outstanding: \$10,710.00
 - a. About \$800 more delinquent this time last quarter
 - b. Management Tour
 - i. Maintenance Sheet

1. Kevin noted Charlie Brown power washed the deck and cleaned the fences at the pool. Kevin purchased a new first aid kit for the pool.
 2. The bike rack was put together and installed. Charlie Brown had a great way to keep it in place that would not have involved locking it to the pool fence.
 3. Darlene asked why the benches had not moved forward with being installed. Kevin stated they had been delayed due to cash flow in 2019 and with COVID that he had been holding off to make sure there was enough cash flow to continue to do projects in the community. The board discussed the two benches and the trash can along with how much it would cost. Darlene motioned to move forward with Charlie Brown installing the 2 benches and one trash can for a cost of \$2,300. Steven seconded the motion and it was approved unanimously.
- ii. Violations Sheet
 1. Kevin noted that he went through the community yesterday and that he closed out more violations than he thought he would, but there were still over 60 violations that went out, a majority being a 3rd letter before anyone would receive a fee. This was in part to the board wanting to be conscious about COVID and giving the residents an additional 30 days to address the issue.

VI. OLD BUSINESS:

- a. Monument Entry Walls
 - i. Jeff had suggested having a lawyer assist him with the front monument. He had more expertise in doing the processes. Neil noted that he was behind hiring him in a previous e-mail. Jason wants to know how much. Darlene like to talk about what to do more with the monument wall. The board moved the discussion to the executive meeting.
- b. Board Member Jay Stepping Down –
 - i. With only a few more months the board decided that they are going to leave it as is for now and Jay remain on board till the annual meeting.
 - ii. Chris noted that he will be stepping down in the Winter to take a break. Jason stated he will talk Chris out of it. Mr. Zeller may be interested in being on the board.
- c. Sediment Quotes
 - i. Muck eater – The muck eater was approved last meeting for the retention basin to eat at some of organic material on the bottom of the retention basin.
 - ii. SD1 – Kevin noted an e-mail was shared from Andy Aman that they had inspected across the highway and that everything was in order and within proper limits for the area. Neil commented that they had heard that the barriers were not working correctly. The board would like SD1 to provide as much assistance as possible when it comes to dredging back to the highway and with sediment retention basin. Neil – It is a natural thing for the sediment to occur. Having SD1 help with the actual sediment and what their impressions of the situation are and if there is anything, they could help us with it. During the inspection, some board members noted there was some stagnant water near the drainpipe. Jason was going to get the water tested that is sitting there. They noted that there

is lots of trash from the highway and then comes into the lake. The boards sediment was to exhaust all options from SD1 first.

- iii. Chris asked if Fish and Game would stock the lake. Skip thought since it is private they couldn't but wanted Kevin to double check. Kevin stated he would look into it.
- iv. Engineer
 - 1. Neil commented that an engineer would come in and create a plan that can be noted for the community moving forward. The community will get the depths of the lakes and know what they should be moving forward. The cost is higher than expected. Also, would look at the asphalt and see how that affects the retention basin and how it could be improved. Maybe they can provide a plan from them on how to approach the issue. Steve concerned with front wall and dealing with it first then addressing the sediment issues. Darlene – If we can get SD1 to do some of it or help advise it would negate what the engineer would need to do. Neil - SD1 would work with the Engineer. They are a civil engineering group and SD1 would help share the cost and help provide the plan laid out with what we can do there and if they can share the cost. Jay – Boone County Water Management Group and the aquatic department at Thomas Moore might do some lake studies to at least get some of the information and exhaust that first to see what the public private relationships could be.
- v. Settle into other areas.
 - 1. Some of the other property might have some options for the sediment to go there. Level out the area, plant some grass and maybe make it a usable area. The engineer could assist with that as well.
- d. Enclosures
 - i. Kevin noted at the last meeting the board decided that enclosures should be on a case by case basis.
- e. Rip rap in areas
 - i. Kevin went over three quotes for Rip Rap. Two were close to 5k and the Evans Landscaping was less than 1.4k. Kevin noted he had used Evans in another association, and they had done a good job. Herb asked if they dumped or if they moved it by hand. Kevin stated they will move what they need to by hand. Steve motioned to approve Evans for the rip rap and Neil seconded the motion – all in favor
- f. Footer of large bridge
 - i. The board reviewed the footer at the bridge. A few members went out and looked at it. Kevin had three different options from one vendor and was waiting on a different vendor to present a quote. The board questioned if there was anything that really needed to be done to the bridge, but Kevin still needed to get the other quotes.
- g. Social Chair
 - i. Kevin apologized that the e-mail communication did not go out. He had thought more information was coming to him to send out all at once. The board desires someone creative and social. They noted that the Ice cream truck was a huge hit and it was the hottest day of the year so far was helpful. Darlene noted

that she saw the grill out in the driveway and walk and wave on a different social media site seemed like a good option. The board would like one event each quarter. It could be as simple as the ice cream truck.

- h. Bike Racks
 - i. This has been installed up at the clubhouse and discussed under maintenance.
- i. Additional Trash can
 - i. This was discussed previously during maintenance items.
- j. Concrete Repair at Pool – Kevin noted that he had tried to reach out to Melvin. He was supposed to have looked at the pool area and provide a quote. Darlene said that he had been out there, but he did not think he could get a better quote than what they had currently. Melvin thought that instead of the two locations that maybe only the location to the northeast of the pool really needed the work. Kevin asked the board if they wanted more quotes and they requested to have 3. Neil suggested reaching out to Nelson pools as a company that might be of assistance.
- k. Fence at Entry
 - i. The Fence is supposed to be power washed and cleaned on the 22nd of May, weather pending by the front entry group.
- l. Lights at entry
 - i. Herb mentioned that the lights at the front entry were taken down is storing them.
- m. Landscaping at Sheffield Ln and Wexford
 - i. Kevin presented three quotes to the board. Grounds System came in the lowest at \$2,900. The rest were around 3.4k to 3.5k. The board wanted the price to be lower. Kevin stated he could work with Ground Systems to bring that price down and would e-mail out the landscaping bid to the board.
- n. Other Old Business?
 - i. No other Old Business

VII. NEW BUSINESS:

- a. Pool/gym/clubhouse opening
 - i. The board discussed the pool earlier and that it is a public pool and they must follow the state guidelines. Kevin mentioned that on May 25th people could have 10 people gather. The board discussed this and were concerned with the legal issues surrounding opening the clubhouse. What if there are 60 people and not 6 ft apart? Would there be legal liability and how could it be enforced if someone violated it? Legal counsel mentioned there was a lot of discussion regarding this exact topic in legal communities with no clear answer. Would this mean that the HOA needs to provide sanitizers and disinfectants? Until there is better guidance it would be best to keep the clubhouse closed.
- b. Doing low hanging fruit
 - i. Staining of the gazebo and the two bridges
 - 1. Back bridge for sure needs to be addressed but appears that only parts of gazebo need to be addressed. The railing may need to be replaced as well. It was discussed that anti-slip needs to be put on them. Herb recommended to add a grit on the stain as the slip guards come off over time. It was discussed as to when this should be done with so many people being active on the retention basin. The board needed three quotes to progress. Kevin stated he had already started by reaching out

to people for quotes and had one back. Neil mentioned there was someone from PPG that might be able to offer a discount on the stain they go with and would present it to him if he knew how much stain was needed.

- ii. The board discussed other options and felt that with the other items they were doing/have completed that they would hold off on any other items for the time being.
- iii. Need to make up \$7,500 in reserve funds
 - 1. The board asked Kevin why the \$7,500 is mentioned. Kevin stated it was a reminder that the board at some point will need to make up \$7,500 borrowed from the reserve. Neil asked Kevin where they were at with costs and Kevin stated there are some areas where there are some savings like snow removal. It is likely there will be some savings in Christmas lights at the front entrance, but he also did not know if that meant they would want Christmas lights in more locations then. Last year there was a lot done since not much had been done in the past. The board still has some flexibility and can do some improvements, but there are some items that may have to wait. Kevin stated he will continue to present quarterly financial update on how finances look compared to the budget. The reserve funding does not have to be all repaid in 2020.
- c. Fischer Homes being built
 - i. Moved to executive meeting for Fischer Home discussion
- d. Street Sign hit
 - i. Kevin noted that the back of the street sign at Turfrider was damaged when it was hit but was put back into position. There was an e-mail chain, but not really clear what the board wanted. Did they want the stop sign repaired on the back? The board asked that it be fixed. Kevin stated would reach out to the school.

VIII. NEXT MEETING: The next meeting is scheduled for June 3rd, 6 pm. Chris stated he will not be at the meeting. Neil said he could still use Zoom to get in the meeting

IX. ADJOURNMENT: Neil motion and Darlene seconded. The meeting was adjourned at 7:18 pm