

STEEPLECHASE
2022 AUGUST BOARD MEETING
DATE: 8/4/2022
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order by David Shibilina at 6:01 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: David Shibilina, James Gribble, Jon Nettle, Mike Blevins, Jason Noble
 - b. Management: Kevin Malburg – Stonegate Property Management
 - c. Not Present: Adam Bell
- III. OWNER OPEN FORUM:
 - a. No one present, but James and David reported that at the Zoning meeting they had brought up under the highway on Chamers Road turning an area into an Industrial Park and that the Zoning should change. The constituents that were there were well spoken and talked about the concerns from flooding to changes it would bring with noise and traffic. On the 17th of this month the planning and Zoning committee will meet again about the rezoning and then on September 7th will be the final decision.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Jason motioned to approve the minutes and was seconded by Mike. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by June 10, 2022
 - i. ii. Current Account Balances
 - 1. Operating Account - 7/29/2022 - \$28,332.61
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 8/27/2022
 - b. Victory 9 Month \$26,122.77 – 8/27/2022
 - c. Victory 8 Month \$26,266.84 – 11/27/2022
 - d. Victory 12 Month \$26,082.47 – 4/27/2023
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$7,899.70
 - b. Management Updates
 - i. Update on homes in community – Up to 342 from 305 from new development. 11 remaining.
 - ii. Kevin did a property tour today going through the community. Overall, there is one home that needs to discuss in executive. A lot of the other homes have finished up their improvements. Kevin asked Grounds Systems to come and spray for weeds around the pool. Kevin cleaned out the storage room with the paper supplies and restocked the paper.
 - iii. Gunk on Windows
 - 1. Kevin cleaned some sticky gunk off the one clubhouse window. There was some gunk remover, and it took a few applications.

- iv. Umbrella drop off and install
 - 1. Kevin dropped off three umbrellas and replaced the broken one and put the two as backups into the pool room.
- v. Monument lights in pool equipment room – Gone
 - 1. The monument lights in the pool room have been removed. There is some cleaning up that still needs to be completed in the pool room storage area and the storage by the gym.
- vi. Rubber Mulch Installed
 - 1. Rubber mulch was installed at both playgrounds and allows for better coverage around the site for kids if they were to fall and not hurt themselves.
- vii. Bees at playground (Cicada Killers)
 - 1. Charlie Brown tried to use some bee killer, but it appeared they were cicada killers which are not harmful to people but are big and can be concerning. Ace Exterminating came out and did two treatments and that should have eliminated the issue.
- viii. Light bulb replaced at pool on fence
 - 1. The light bulb on the fence was replaced and seems to be working correctly now.
- ix. Light in shallow end fixed
 - 1. There was a pool light in the pool shallow end that was changed out and is now working.
- x. Hinges – Need different commercial sizes
 - 1. There needs to be new hinges for the pool. There were some purchased, but the hinge size was not right for the gap between the hinge and the bolt attachments. Some new ones will need to be ordered.

VI. OLD BUSINESS:

- a. Sediment Removal Area
 - i. Kevin needed to double check on the sediment area and Jon said that it had still not been cut. Kevin said he had to follow up with Kevin at Ground Systems anyways so he would ask about that area and it getting cut and also getting addressed to fill in better with grass.
- b. Additional Street Lights
 - i. Kevin had sent information to the board from the county about either needing to have lights that are crash safe or creating easements where the lights are in owners' yards. The county was not willing to budge and do what is already in the subdivision. The board asked Kevin to reach out about options with a streetlight that is more expensive, but safe for use if hit by a vehicle.
- c. Aerator noises – Cover for box
 - i. David was good with the reduced noise with having a cover over the aerators. Kevin said he would have Charlie Brown put something together to go over the aerator boxes.
- d. New Pool
 - i. Kevin noted he did not have any updates at this time for the new pool.
- e. Best Lawn Communication
 - i. Kevin asked the board about the month of July and the board discussed going around and looking at lawns after the meeting.

- f. Alta Fiber
 - i. Kevin asked if there were any issues from the last meeting and the board commented that they were not aware of any new issues right now.
- g. Vending Machine for Pool
 - i. Kevin asked if there was any more discussion about the vending machines and they said there is currently not any discussion to be had about any installation of a vending machine.
- h. Gym Flooring
 - i. The board reviewed some options from Exercise and Leisure, and they liked the layout where there was carpet in some areas but matting in others. The issue that the company saw was that the floor was not very flat, so they were not comfortable installing rubber matting everywhere. The board asked Kevin to get some quotes for doing the flooring in the gym and making it rubber matting for most of it and doing carpet in the other areas.

VII. NEW BUSINESS:

- a. Changing Table
 - i. The board reviewed some changing table options, and they were in favor of using the ECR4Kids Horizontal Changing Wall – Mounted Diaper Changing Table. The board asked for Kevin to purchase and have Charlie Brown install.
- b. Winter/Fall Social Event
 - i. The board talked about doing a holiday event either in December or for Halloween. The board was leaning towards Halloween since the holidays from late November through December can be busy for everyone. The board is going to ask Chris Groh if he would like to coordinate something for around Halloween.
- c. Request to open pool earlier with school ending sooner and later
 - i. The board discussed opening the pool sooner and extending the season. The board decided that for this season they would extend the pool season 2 weeks. Then starting in 2023 that they would open one week early and extend the season one week. That would help with parents and kids getting out of school sooner, but also extend the season some if it is still hot out. This way there is more asking and guessing about the pool seasons moving forward. Kevin noted that as long as the pool can be inspected and approved that opening a week in advance shouldn't be an issue.

VIII. NEXT MEETING:

- a. The board will determine a meeting date and time for September based on availability of Jeff Casazza, Kevin Malburg, and when they think amendment language will be available for the board and community to review. The goal is to combine the meeting for amendment changes and annual meeting.

IX. ADJOURNMENT:

- a. The meeting was adjourned at 6:50 pm by the board