

STEEPLECHASE

2021 NOVEMBER BOARD MEETING

DATE: 11/18/2021

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:16 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. James Gribble, Jon Nettle, Chris Groh, Adam Bell, and Michael Blevins.
Representing Stonegate: Kevin Malburg. Owners Jeana Owens and her son Xavier. Not present David Shibilia, Jason Noble, and Brittany Jackson.
- III. OWNER OPEN FORUM:
 - a. The Owen's of 390 Foxhunt came in to talk about their son's grass mowing business and what is allowed and not allowed in the community.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. This was tabled until the December meeting
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on October 10, 2021
 - i. ii. Current Account Balances
 1. Operating Account - 11/12/2021 - \$29,696.77
 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: \$6,440
 - b. Management Updates
 - i. Kevin stated that the aeration system had been placed at the gazebo. Rose Brothers will be contacted tomorrow so they can schedule to come out and run electric to the system. The pool tile is in place at the pool. The company is hoping to do the cement work next week. Also, the following week AB Construction will be out to do some repairs and paint the clubhouse. The wood floor was put in the clubhouse on Wednesday of this week.
 - c. Board Updates – Zoning Meeting
 - i. Skip and James met for the Commissioners meeting at the church behind McDonald's. The hope was to raise some concerns for speed bumps, noise reduction walls, but that never came to be as there were a lot of pressing issues and people from the surrounding communities there to address these items. Off Chambers they were talking of putting an industrial park with UPS. After everyone talked about it, it was voted down. There was an owner looking to open a 300-person event center off Richwood. It would be an upscale place for weddings and music. Most of the people there were against it with all the

additional traffic it could bring and noise later in the evenings. They did not approve it, but the owner of the land talked about selling it off at one-acre parcels to build homes. The proposed road work should be completed 2023 and the reason so much is going on right now is the funding that is there must be all spent at one time.

VI. OLD BUSINESS:

a. 2022 Budget

- i. The board reviewed the 2022 budget that had been proposed as a \$0 increase. The board reviewed some options for an increase but noted that with the proposed work for the next year an increase should not be needed. Jon motioned to approve the 2022 budget of a \$150 quarterly fee for the Steeplechase Homeowner's Association and Michael seconded the motion. It was approved unanimously.

b. Sediment Removal

- i. Tabled

c. Plaque for Wayne Hampton

- i. Tabled

d. Plaque box near flags – David Shabila

- i. Information is in the packet but was tabled.

e. Electrical Around Pool

- i. This was completed last week. The board could see the lights working from the clubhouse.

f. Overall CCR and By-Law Revisions: Driveway Extensions & Emergency Vehicles

- i. Tabled.

g. Additional Street Lights

- i. The board reviewed the streetlights for the new development. The owners requested three more streetlights. One for each mailbox location on Wynfair (there are two) and one between the middle of them. Kevin met with Duke and after looking at the request they proposed doing the complete reverse of it and put the lights on the opposite side from the mailboxes and the middle point being on the south side of the street. This would allow for short, open trenching which would only cost about 7k. The other option would require some directional boring and would increase it to 10k. The board is going to review what the lighting looks like from across the street and meeting again in two weeks to discuss further.

h. Punching Bag - \$250 (Image below)

i. Beaver and Muskrats

- i. The board noted that two beavers were caught.

j. Walking Path Repairs

- i. Tabled

VII. NEW BUSINESS:

- a. Transition area for Grand National to Circle is supposed to have some wedging put in to make the transition smoother. There is still a second coat of asphalt that needs to go down to complete the road.

VIII. NEXT MEETING:

- a. The next meeting is scheduled for December 2, 2021

IX. ADJOURNMENT:

a. Seeing no more business the meeting was adjourned at 7:11 pm