

STEEPLECHASE
2023 AUGUST BOARD MEETING
DATE: 8/3/2023
TIME: 6:00 PM
LOCATION: Clubhouse
AGENDA

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by Michael Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, Amy Evans, Aaron Haubner, Elizabeth Andres
 - i. Not Present: David Shibilia, Jon Nettle, and Jason Nobel
 - b. Management: Stonegate Property Management - Kevin Malburg
 - c. Owners
 - a. Nancy Collins and Justin Bockhorst
- III. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. July Minutes
 - i. Michael motioned to approve the minutes and were seconded by Liz and were approved unanimously.
- IV. OWNER OPEN FORUM:
 - a. Mr. Bockhorst noted he had been told that the board was not going to install the missing no solicitation signs. He encouraged the board to reconsider. He lives near one of the locations that had a sign and works from home and has seen an uptick in solicitation in the community. He was able to point to the sign to direct solicitors to leave but isn't able to do so anymore. The board members noted they had seen an increase as well since the last meeting and were willing to replace the solicitation signs.
 - b. The lower lake has an overgrowth of primrose there. Kevin was surprised to hear that it was an issue since they had not seen it for a few years now. Kevin said he'd notify the pond company about it. The board also talked about getting a lower lake measurement and inquiring with all the rain if that is impacting the lower lake.
 - c. Ms. Collins asked about adding a fence to the back of their yard, but with their neighbor on a corner lot it would be a little different of a look. She was not sure on what would be allowed and what would not. Kevin and Michael encouraged her to provide a drawing of what she wanted to do and the ARB would review it.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by July 10, 2023
 - i. ii. Current Account Balances
 - 1. Operating Account - 7/28/2023 - \$26,857.65
 - 2. Reserve Account - 7/28/2023 - \$48,484.10
 - 3. 3 CDs at Victory Bank
 - a. Victory 9 Month \$26,122.77 - 5/27/2023
 - b. Victory 8 Month \$26,266.84 - 7/27/2023
 - c. Victory 12 Month \$26,082.47 - 8/27/2023
 - ii. Delinquent Accounts

- a. Total Resident Outstanding: \$12,120.00
- b. Management Updates
 - i. Update on homes in community
 - 1. Up to 353 from 305 from new development. 1 remaining.
 - ii. Fire Inspection – Egress door to Pool
 - 1. Kevin followed up with the Mills fencing and they were still waiting for the door to come in. They had planned to have it installed mid-July. Once it comes in, they should be able to install the door in a few days.
 - iii. Playground Equipment
 - 1. Charlie Brown added some more secured bolts to the swings to prevent the playset from swinging as much. The board talked about putting something on the swings to prevent them from going so high. There isn't much movement to the swing set at all until the individual swinging is parallel with the ground.
 - iv. Router at Clubhouse
 - 1. Everything seems to be going smoothly with the changes to the router. The wifi is not disconnecting and there is access to the key system and the camera system. Kevin said he could help the board if they wanted access to the cameras to view things occurring or rewatch a previous time period.

VI. OLD BUSINESS:

- a. Additional Street Lights
 - i. Kevin had contacted Duke about the streetlights being upgraded. However, since they are a part of the association any upgrade costs would have to be paid by the association. The goal is to upgrade to LED for some brighter lighting and to reduce overall electrical usage.
- b. Winter/Fall Social Event – Movie Night
 - i. The board talked about where Sheffield and Grand National would come together to hold the event. They could do some food trucks there. They could look at a Saturday evening to do something there. There was an owner that expressed interest in overseeing events and the board was going to reach out to him.
- c. Barrier along Freeway
 - i. There were no updates at this time.
- d. Pool furniture – Restripping and Cleaning
 - i. It would cost close to \$5,100 for restripping. Once you factor in taxes, pickup and delivery of the chairs for the restripping the total cost would be closer to 7k to do all chaises. The board agreed to wait to do this as some board members talked to owners at the pool and the consensus is that you always through a towel over the chaises, so if there is some staining from suntan lotion it's not a huge concern.
- e. Age for Access to pool and watching kids underage.
 - i. The board had sent out a communication regarding children not behaving well at the pool or there being proper oversight. Since the communication went out the board reported they had seen a lot of improvement.
- f. Budgeting 2024
 - i. There was nothing new to add for budgeting for the 2024 year.

VII. NEW BUSINESS:

a. Lower Lake Request

- i. Kevin had shared a request from an owner about adding a bubbler of fountain to the lower lake. They were also concerned about the blue coloring not being added. The Lake Doctors did add coloring, but with some of the large storms it will wash out quickly and there were a number in the early part of July. The board talked about running a line from Grand National. Kevin said that would be possible, but it might be less expensive to run it from a submeter off Sheffield, but they could look at options.

b. Upper Lake – Mowing everything down

- i. There was some interest in mowing down everything at the upper lake, but those that were asking about it were not there to explain more.

c. Quorum

- i. Liz shared some numbers from other associations and what they had provided for Quorums at meetings. The board talked about using some of those numbers for voting. Kevin noted that a lot of times the quorum they are referring to in the bylaws is for the annual meeting or special meeting so business can be conducted. Kevin was pretty sure that for the annual meeting they never can reach the quorum since you need 50.1% of the ownership/proxy to be there so the meetings thus far have always been unofficial annual meetings. The board had a meeting with the association's legal counsel after the meeting and were going to discuss this more.

VIII. NEXT MEETING:

- a. ANNUAL MEETING: September 7, 2023

IX. ADJOURNMENT:

- a. Seeing no more business, Michael motioned to adjourn and Amy seconded the motion. The meeting adjourned at 6:54 pm