

# STEEPLECHASE

## 2023 JUNE BOARD MEETING

DATE: 6/1/2023

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes – No Quorum for meeting

- I. CALL TO ORDER:
  - a. The meeting was called to order at 6:00 pm by David Shibilina
- II. ATTENDANCE W/ ROLL CALL:
  - a. Board: David Shibilina, Jon Nettle, Elizabeth Andres.
    - i. Not Present: Jason Noble, Amy Evans, Mike Blevins, and Aaron Haubner.
  - b. Management: Kevin Malburg representing Stonegate Property Management
  - c. Owners: Kyle
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - d. May Minutes – Minutes were not approved as there was no quorum
- III. OWNER OPEN FORUM:
  - a. Owner talked about bird that is attacking walkers on the trail. Same areas as last time so likely could be same bird or offspring.
  - b. Talked about adding another trash can around the pond near the back of the lake where trash can collect. Kevin noted there would be the additional cost of concrete and bolting it to the ground so it doesn't end up in the lake, but could get some figures for the board.
- IV. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board by May 10, 2023
    - i. ii. Current Account Balances
      1. Operating Account - 5/28/2023 - \$43,387.36
      2. 4 CDs at Victory Bank
        - a. Victory 6 Month \$12,891.09 - 8/27/2023
        - b. Victory 9 Month \$26,122.77 – 5/27/2023
        - c. Victory 8 Month \$26,266.84 – 7/27/2023
        - d. Victory 12 Month \$26,082.47 – 8/27/2023
          - i. David is going to take out the May CD to it can go the GE Credit union. They have favorable rates and everything can be done electronically saving on administrative costs for the association.
    - ii. Delinquent Accounts
      - a. Total Resident Outstanding: \$9,863.60
  - b. Management Updates
    - i. Update on homes in community – Up to 352 from 305 from new development. 2 remaining.
    - ii. Pool Opening
      1. The pool opening was a challenging one this season. There was a gate that was not closing, the front gate had a mechanical failure, the fire

department that had concerns about owners exiting the pool correctly, cleaning of the pool, drainage occurring from the hydrant at the side of the building. Then it had been decided to change the internet provider and get a new key system. Kevin was out every week, sometimes multiple times making sure vendors were there and had access to items to make sure we opened. While we opened a little later than intended it opened before the days got the hottest at the community.

iii. Fire Inspection

1. Mills Hired for install of Egress Door with panic hardware at the end of the pool. That should be installed in about 6 weeks. The fire department wants to make sure there is an easy and quick way for people to escape in an emergency situation.

iv. Landscaping Inspection

1. Kevin should be getting the contracts for improvements to landscaping around the clubhouse next week. Looking at replacing spruce out front, tree trimming/removal of leaning pine and dead lower limbs, and replacing a plant that didn't take or was pulled out by someone.

V. OLD BUSINESS:

a. Additional Street Lights

i. Kids at Play Sign

1. There are some kids at play signs that can get hung up around the electrical poles at the end of Wynfair. Before there was not anything to attach them too.

b. Winter/Fall Social Event – Movie Night

i. No updates at this time.

c. Key System

- i. The key system seems to be working well and owners have access to get in and out of the pool. As of today no one had called saying their key does not work. Starting in July they will deactivate keys for non-payment, but right now it's making sure the system is working correctly. Kevin held onto the Spectrum Internet hardware to make sure everything was running smoothly first, but will return it next week.

d. Barrier along Freeway

- i. David didn't have any new updates on the barrier.

e. Priorities

i. Lower Lake

1. Kevin had talked to the Lake Doctors and they had been out there recently to look at the area.

ii. Common Area – Dog Park, Basketball Court, Pavilion

1. Kevin is hoping to have time in June to start getting pricing on these items.

iii. Kids Room – Table

1. Kevin had the new kids table and chairs put together at the start of the meeting and showed the board what they looked like and had the chairs at differing heights. If they work out well they can consider getting one for the clubhouse as well.

iv. Signs for walking Path

1. The signs for the walking path have been put up. One was damaged, but is getting repaired by Charlie Brown.
  - v. Bulletin Board
    1. Kevin had asked David about a bulletin board to replace the one at the gazebo. The discussed also adding tinting to it and possibly Sunshield Auto could provide some pricing for it. Overall, the board was happy with the board as it was waterproof. Finding one that was not breakable was very hard to find.
  - vi. Feedback on Voting process
    1. There were no updates on changes to language for this meeting.
- VI. NEW BUSINESS:
- a. Street Light Locations
    - i. Sheffield compared to a few other streets
      1. There was a request to look at the streetlights on Sheffield due to lack of light. On the map there is one that is near the cul -de-sac. That is similar to lighting on other streets. Adding an additional light to the cul-de-sac seems like it might be more than needed. However, they could look to see if there were obstructions or changing the fixture to be brighter too. The owner that brought this up wasn't present, so the board wanted some feedback before any other steps were taken.
  - b. Pool furniture – Re-strapping
    - i. The board discussed the chaises at the pool. Kevin had another association that used a product called Miracle Mist. They put it on the chaises and then power washed them and they came off looking really clean. Kevin said a few years ago the price for res-strapping was about ½ the cost of replacing. This way they could see if it will come clean before looking at spending money on repairs/replacements. Since they have a temperature-controlled environment to keep them in they have been holding up pretty well. Kevin noted that he seemed to be able to scrape some of the discoloration away and was likely suntan lotion that has adhered to the furniture. The product was under \$20 and the board approved trying it out to see if it worked.
- VII. NEXT MEETING:
- a. July 6th, 2023
- VIII. ADJOURNMENT:
- a. The meeting adjourned at 6:59 pm