STEEPLECHASE

2020 JANUARY BOARD MEETING

DATE: 1/8/2020

TIME: 6:00 PM

LOCATION: Clubhouse

1. CALL TO ORDER: The board meeting was called to order by Stephen Phelps at 6:01 pm
2. ATTENDANCE W/ ROLL CALL: Stephen Phelps -President, Jason Noble – Member At Large, David Shibilia – Vice President, Chris Groh – ARB. Residents Present: Joyce Shibilia, Jay and Michaeleen Laney, and Herb Kindel. Representing Stonegate: Kevin Malburg.
3. OWNER OPEN FORUM: Herb commented that the street cleaning at the end of Grand National has not been the greatest. David mentioned that they have their own cleaner, but some of the mud has been caking on the streets. There was also a comment made about the construction occurring early with the vehicles getting started sometimes between 5:00 am – 5:30 am to get them warmed up. David also said there were ruts near his property, but they are seeing them throughout the community as well. There were also trash issues. Kevin said he would reach out to the school district about these issues
4. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Chris motioned to approve the previous minutes, Stephen seconded the motion and the motion carried unanimously.
5. MANAGEMENT REPORT
   1. Last Month’s Financials will be e-mailed out to the board by Jan 10, 2020
      1. ii. Current Account Balances
         1. Operating Account - $30,516.94
            1. Prepaid – $13,586
         2. Reserve Account-$22,791.17
            1. $7,500 balance sheet – At the end of the year $7,500 was transferred over from the reserve account to the operating account to help cover costs until the end of the year. That amount is now reflected as a liability on the balance sheet and will remain there until the board is able to pay back that balance.
         3. 4 CDs at Victory Bank
            1. Victory 6 Month $12,535.44 - 8/27/2020
            2. Victory 9 Month $25,410.53 – 5/27/2020
            3. Victory 8 Month $25,204.28 – 2/27/2020
            4. Victory 12 Month $25,473.61 - 8/27/2020

Stephen mentioned that currently with the changes to the board he is the only current board member with a name on the CDs. He would work with his contact at Victory Bank to get David’s name on the CDs.

* + 1. Delinquent Accounts –
       1. Total Outstanding: $19,923.70
          1. Kevin commented that the delinquent amount looks high, but around the beginning of October when the last assessment came due around the 8th it was around 14k. With the increased HOA fees and it being the first assessment of the year it’s actually trending pretty close to what it did last year. Kevin expected that the delinquency would fall another 5k or more before late fees started occurring on the 11th of the month.
  1. Management Tour
     1. Executive Session/E-mail
        1. Follow up from Developer –
           1. The board went into executive session last month to discuss the sticking points the board had with the developer. They came to an agreement on all the points. They have a couple new items to discuss tonight in the executive session.
        2. Christmas Lights at Entrance
           1. The Christmas lights were installed, but due to all the rain there were issues with the lighting and the lights with timers not being synced up at times. There seemed to be some general issues with the electric up at the entry anyway.
           2. Herb mentioned that the front entry committee wanted communication to come from one person. They didn’t like that repairs were made at the front entry and were requested for partial reimbursement of those fees. Herb said they were specific about certain things and would communicate with them. Kevin asked if they were okay with Jeff doing the research and looking into the monument wall and Herb said they were and if he could be kept up to date on it. Kevin said he would as he gets more information. Kevin wanted to make sure they did have quotes on getting the vinyl fence cleaned and he said they did, and they were looking to get some more quotes on getting the fence cleaned.
        3. Monument
           1. Jeff has reached out to the county and is receiving open records about communications in regard to the monument walls and the terms they came to in developing a price for the walls. Kevin has a quote for the replacement of the monument walls and is working on getting pricing on landscape replacement, electric, irrigation, etc.
           2. Herb asked if the board is going to try and take the wording, lights, and horses down from the monument signs. Kevin said that would be ideal as long as they have some idea of when they are going to start the roadway work so it can be removed before they take down the monument wall.
        4. Parking on Streets
           1. Back at the November and December meetings a couple of owners asked about designated parking spots on streets and no parking in certain areas.

The county would not put in any designated parking spots on county roads in Steeplechase.

At the beginning of Winchester and Wynfair it was requested that no parking be allowed at least on the hill portions as this becomes an issue in the winter months. County personnel came out and stated that everything is within the county standards, but they would ask their supervisor if that would be possible.

On Wynfair the country crew that came out did note there was a sign on wrong side of the street, and it was moved. They have a spot marked to put a new sign in about no parking on the correct side and there is a sign near a fire hydrant that said you could not park within 15 feet. Now it says no parking near the fire hydrant.

* + - 1. Gym Door and Wreaths
         1. Kevin was out last week and noted that the gym door was not closing. He made a repair to the door, so it now closes and latches. There are wreathes in the storage room that belong to A&A. They were taken down due to L&M needing to put their own lights up. Kevin notified A&A about where those were located, but they are still in storage.
    1. Maintenance Sheet
       1. Kevin provided a maintenance sheet of everything listed out on what he has listed as getting addressed this year and wanted to make sure this is what the board wants to see addressed. The items are along with boards decisions:
          1. Large Bridge Footer – Getting a structural engineer to come out and figure out how to fix the footer from moving. The board requested waiting until March/April.
          2. Erosion around Lake – Kevin is getting quotes for the removal of sediment and once that is accomplished rip rap can be installed in areas.
          3. Remote Control Holder – Clubhouse area – It’s been purchased and needs to be installed.
          4. Street Signs – Getting them changed with new batteries and controllers as needed. The board voted on this last month.
          5. Changing the rest of electrical outlets to white – Kevin had part of the electrical outlets changed to white and was going to do the rest. Kevin estimated the cost would be $400 to $500. The board asked why. Kevin said it was cosmetic. They work fine, but with the new paint the white outlets look a little better. The board decided to not do that at this time.
          6. Bathymetric Services/Sediment removal – Kevin has one person he is actively talking to, two numbers to call, and about 10 companies nationwide to reach out to about getting the sediment removed. He has quotes for getting depths on the sediment currently under old business.
          7. Getting the fences cleaned – The fences for Steeplechase. Those were cleaned in December.
          8. Monument Repairs – There are some cracks starting in the monument at the clubhouse and the green portion is starting to come apart. Kevin recommended getting quotes and the board agreed.
    2. Violations Sheet
       1. Kevin had a violation sheet and said he would start updating the sheet so there is only 2 – 3 months of violations and any open violations. The board previously voted that a violation that had not been addressed and received two fees would now get a certified letter. Kevin received notice that it was received but has not heard from that owner on what they plan on doing. If they were to do any work, it would be in the spring/dry period. Kevin also noted that he started the violations for the garbage cans that were visible from the streets. He had 60+ violations. He had planned on waiting till Feb/March to address mailboxes since there were so many garbage can violations. Chris asked that he address the mailboxes in a timely fashion. Kevin stated he would look for those the following week and get violations out that week as well.

1. OLD BUSINESS:
   1. Monument Entry Walls
      1. What should be replaced (Walls, easement, landscaping, etc.?)
         1. Kevin listed out the following quotes for what should be part of what the easement group hopes to get back from the Davis’s for the payment up front. It would be the wall, footer for the wall, landscaping, electric, and irrigation.
         2. Herb asked if they were going to take down the letters, lights, and the horse and jockey that was on the wall? Kevin stated as long as there was enough notice that it made sense to save them for now.
   2. Gym Equipment
      1. Jason reported he was going to look into getting new equipment for the gym and would turn the receipt in for reimbursement. He plans on getting free weights so there are increments of 5lb weights going from 5lb – 50lb. He may also add some weights in-between the 5 increments depending on the cost. He is also going to get another adjustable bench.
   3. Special Meeting – Update
      1. There are a couple of other items between the developer and the board to decide on until the vote for the special meeting.
   4. Non-working Street Signs
      1. The electrician was given the go ahead to complete the rest of the street sign solar battery replacements and controllers as needed. Kevin asked the board if that was okay and they agreed that was fine based on their vote last month.
   5. Fence Cleaning – Kevin mentioned these were cleaned for Steeplechase. Kevin asked Herb if the front entry had received Charlie Brown’s quote and he said they had and were looking to get a few more quotes on getting the fence cleaned.
   6. Violations: Trash Cans and Mailboxes – Kevin mentioned he sent the first round of garbage violations out. However, there were some that were out by the curb and kevin did not send those out as pick up is the next day. Mailboxes Kevin will do next month.
   7. Lake Doctors – Survey of Lake
      1. Kevin had two quotes from lake doctors. He had one on lake depth and getting those established. That cost was about 2k. There is also a quote for muck eater. It helps to eat all the organic material, so it doesn’t have more layers of sediment. The board has the budget to do both items. However, Kevin wasn’t sure if they’d prefer to do a measurement sooner to know where they are at in general or if they want to try and wait until they have some sediment removed. The board decided to table this decision.
   8. Additional Key Fob – The board discussed residents getting an additional key fob if possible. The board did not see this as being a large issue. They talked about cost and decided that $25 for an additional key, same as a lost key, would be a good cost to keep it at and provides families and option to have another key if they want it. David motioned to approve, and Chris seconded the motion. The motion carried unanimously.
      1. The board discussed a few different options for keeping the pool open at different times. Current times are 10 am – 9 pm. The board discussed possibly opening sooner in the mornings, at least on the weekends, to 9 am. The also discussed doing adult swim. Possibly from 9 pm – Midnight on the weekends. The board decided to think about it some and talk about it at the next meeting.
   9. Other Old Business?
      1. Herb didn’t know if this would be a good time to bring this up but with the developer, he has some concerns. He has never had an issue getting prints from other developers. He feels that the board should make sure they have more control on what is occurring with the development. The prints that have been provided are not great. Most are acceptable based on square footage. If they are not going to get a final print, how are they going to enforce what is going up? Who has the time to go around and make sure that everything is accurate and up to the docs? Kevin asked if it would be possible that they could go to the building commission and get plans once they are approved. Herb said he didn’t see why that wouldn’t be possible, but he is concerned about what the developer might put up there for the new homes.
2. NEW BUSINESS:
   1. Entry Fence – Worth Keeping?
      1. The board discussed this earlier and that they don’t have the ability to remove the fence as the county would want the same/something similar to be turned back in.
   2. Reserve Expenditures – These are the scheduled reserve expenditures for this year. Kevin wanted to go over them with the board and also discuss other things they want to have addressed.
      1. Retention Basin Silt Removal – The board has stated they want this to be a priority and to get pricing for this project.
      2. Monument at Clubhouse – The monument at the clubhouse needs servicing. Kevin will get quotes and the board can decide what they want to do. Mainly it’s the green portions that look the worst.
      3. Clubhouse Repairs – Door to Gym
         1. David Shibilia inquired into if the pool concrete was going to be fixed. Kevin said that the repair that was done is only temporary but based on the reserve and funding did not have it scheduled for a proper repair unless the board wants management to look into getting quotes for the repairs.
      4. People at Pool after closing – The board discussed if there are issues with people staying at the pool longer than they should after it closes that the polices should be called. They can also check video footage to see who they are and if needed can decide if there reoccurring issues shutting down access to certain FOBs.
      5. Other new business – Neil asked about Cincinnati Bell and if they will possibly be expanding their services to the area and if there was anything, they could do to help get owners better rates. Kevin said he would look into it
3. NEXT MEETING: The next meeting is scheduled for February 5t, 2020 at 6 pm at the clubhouse.
4. ADJOURNMENT: Neil motioned to adjourn, and the Chris seconded the motion. The meeting closed at 7:05 pm