

STEEPLECHASE

2022 NOVEMBER BOARD MEETING

DATE: 11/10/2022

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:02 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. There were not enough board members for a quorum, so no voting occurred.
 - b. Board Members: David Shibilina, Elizabeth Andres, and Michael Blevins
 - c. Board Members not Present: Aaron Haubner, Jason Noble, Jon Nettle, and Amy Evans
 - d. Representing Stonegate Property Management: Kevin Malburg
 - e. Homeowners: Herb Kendel and Joyce Shibilina
- III. OWNER OPEN FORUM:
 - a. There were no questions for the owner open forum
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. The minutes could not be voted on, but the board members present said they looked good. These will be voted on at the December meeting.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by November 9, 2022
 - i. ii. Current Account Balances
 1. Operating Account - 11/4/2022 - \$12,501.58
 - a. Kevin noted that
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 2/27/2023
 - b. Victory 9 Month \$26,122.77 – 5/27/2023
 - c. Victory 8 Month \$26,266.84 – 11/27/2022
 - d. Victory 12 Month \$26,082.47 – 8/27/2023
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$8,359.70
 - b. Management Updates
 - i. Update on homes in community – Up to 346 from 305 from new development. 8 remaining.
 - ii. Kevin did a drive through of the community and closed out some violations. Since the clubhouse and gym had not had a cleaner, most of the attention there was focused on making sure paper products were restocked, things were vacuumed, wiped down, and glass on the doors cleaned.
 - iii. Kevin noted that the landscaping around the clubhouse was addressed and if anyone asks about the bushes that now look like sticks coming up from the ground that they were hard pruned and will come back in the spring. They were

getting too big for the space, and this will help to balance them out better with the rest of the landscaping.

VI. OLD BUSINESS:

- a. Additional Street Lights
 - i. The additional streetlights contract for Wynfair was received by Duke, however they will not be getting parts at the earliest, until the very end of February. It's not likely that the poles will go in until March.
- b. New Pool
 - i. Discussion was tabled.
- c. Winter/Fall Social Event
 - i. This was tabled
- d. Amendments/By Laws
 - i. Based on the discussion of the board and other association members it seemed like the board would like to focus on the bylaws first for the association. Kevin has presented the previous bylaws and each change that Jeff Casazza had recommended. This addressed items from developer to committees that have not been in use for many years. David recommended Kevin send all this out to the board as homework to review before the next meeting. Kevin said he would send that out with the minutes.

VII. NEW BUSINESS:

- a. 2023 Budget
 - i. Kevin presented a budget that would keep fees flat at \$150 per quarter or \$600 a year. With the cleaning person leaving the clubhouse and gym, the association and clubhouse coordinator felt that doing one deep cleaning of the clubhouse instead of two would be doable to lower expenses. The board discussed previously possibly increasing fees for rentals, but the members present were not part of that discussion. The main thing Kevin pointed out is that the Reserve Study noted that the association should be putting in about \$76,000 to the reserve and the association with his budget would be putting in a little under \$50,000. It's a significant increase from previous years but might stretch out getting some capital projects completed if not increased. Kevin noted that since the budget could not be voted on he would send it out to the board with his notes and would need a unanimous decision through e-mail to approve. Otherwise, they would need to meet again to discuss the budget.
- b. Asphalt walking path
 - i. Kevin had broken the walking path out into 4 different areas which gave each path a similar distance of repair. The board agreed that the areas around the large retention basin should be addressed first. They would try to do it over 4 years, but possibly might break it out over longer periods. Kevin said he would start to get some quotes for the southern portion of the pond and the path leading up to the school.
- c. Key Fob System
 - i. The key fob system is based on an Internet Explorer system. Currently, management has been able to access through Edge a workaround that allows use of Internet Explorer, however with each Edge update it gets harder to access the system. The board asked Kevin to start getting some quotes as it would be beneficial to have this addressed before pool season.

VIII. NEXT MEETING:

- a. Thursday 12/1/2022: 6:00 pm

IX. ADJOURNMENT:

- a. Seeing no more to discuss the meeting adjourned at 7:01 pm