

# STEEPLECHASE

## 2021 FEBRUARY BOARD MEETING

DATE: 2/2/2021

TIME: 6:00 PM

LOCATION: Zoom Meeting

### MINUTES

- I. CALL TO ORDER: A quorum was established at 6:30 pm and the meeting called to order.
- II. ATTENDANCE W/ ROLL CALL: Board members David Shibilia, Darleen Poe, Jason Nobel, James Gribble, and Adam Bell present. Kevin Malburg present representing Stonegate Property Management. Members from the community present included Gary Kohl, Herb Kindell, Craig Watkins, Stacey Owens, and Mr. Wilt.
- III. OWNER OPEN FORUM:
  - a. A homeowner asked if there was any progress on speed bumps being added to Wynfair and if the speed bumps are something the board can do or the county would need to do. Kevin showed the form he had filled which indicated the sheriff's office and the public works department would work together to evaluate the issues on the road. Since it is a public road, the association would not be allowed to make changes to the road. Stacy asked if it could be updated to note all the additional traffic that has started and will continue and contribute to an additional 100+ cars on the roadway. Kevin will work on getting updates each month and will try to get that updated information into the report.
  - b. Stacy wanted to make sure that management was aware of some people concerned about the finances in the community and that the owners felt like the association is spending too much money in different areas. Three of the areas were landscaping, pool, and the clubhouse coordinator. Kevin encouraged owners reach out with questions and Kevin can explain any of the financial questions that they have for the association.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Darleen motioned to approve the minutes. Jason seconded the motion. They were approved unanimously.
- V. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board on January 11, 2021.
    - i. Current Account Balances
      1. Operating Account - 1/27/2021 - \$46,192.38
      2. 4 CDs at Victory Bank
        - a. Victory 6 Month \$12,661.50 - 2/27/2021
        - b. Victory 9 Month \$25,863.87 - 2/27/2021
        - c. Victory 8 Month \$25,668.19 - 7/27/2021
        - d. Victory 12 Month \$25,634.37 - 8/27/2021
    - ii. Delinquent Accounts
      - a. Total Resident Outstanding: \$14,465.00
  - b. Management Updates
    - i. Gym Door Handle Fixed
      1. The gym door handle was broken. Before you could not turn it, but it somehow was broken. A new one has been installed.
    - ii. Key System and Wi-Fi

1. The static IP for the camera and key system is now set up. This required that the Wi-Fi be reprogrammed. The password is on the dry erase board in the gym and new fliers will be posted soon.

VI. OLD BUSINESS:

- a. Sediment Removal
  - i. An e-mail went out at the end of last week talking about the heavy equipment for the sediment removal that would be entering the community and be staged off Foxhunt running parallel to the freeway. Work would either begin at the end of the week or the beginning of the following week, weather pending.
- b. 8' Benches
  - i. Kevin asked Jason if part of the board had been over to see the honorary bench that Skip has and he noted that it had not occurred yet but would get something coordinated. The bench would have to be put together and he was not confident it would work for what they want. Kevin noted they could always get a placard and add it to one of the new benches they plan to put around the retention basin.
- c. Steeplechase Elementary
  - i. Stacy noted that the principal selection process has started. The central office has the final say. If there is any input a community member would like to have then they should communicate that to the Superintendent Turner.
  - ii. Another member noted that the hill up to the school is steep and workers could not make it up the hill in the weather, so the school or county will need to make sure they address the road.
- d. Plaque box near flags
  - i. Kevin said that when he ordered the box that they had delayed the order due to needing more parts. His credit card was charged recently, so he is expecting the box to arrive soon.
- e. Clean up around retention basin (trees, bushes, etc.) and limbing up trees
  - i. Kevin wanted to do a final walk through of these areas to see if anything was missed, but these are items that Kevin was told have been taken care of at this time.
- f. Fountain and Aeration system at retention basin
  - i. Kevin presented 3 quotes for 10 HP Fountains and 3 Aeration systems. The current retention basin has one aeration system that had been powering 5 bubblers, but it has been overworking itself and now is only working up to 4 bubblers and is not able to power the fifth. They are recommending adding another aeration system to power an additional 4 bubblers so there are 4 up front near Grand National instead of two and four further down from the gazebo. The board noted they had seen improvements since the aeration system was installed back in 2013. The board also looked at the fountain quotes. The lowest bid was a little over 24k, Lake Doctors was around 28k, and Anderson Irrigation around 31k. There would be some lake health benefit if the board went with a larger fountain as there is going to be more movement of water, but the aeration systems are going to provide the most health benefits. Kevin noted that he is starting to see these systems more often in ponds in the park systems. At the time there were only 4 board members present and for such a large item the board members wanted a fuller vote of the board.

- ii. Kevin also received a request for restocking fish in the pond. For game fishing they are recommending 7k and 3k in the number of fish to go into the upper and lower retention basin. A couple of residents asked if there was any benefit to the retention basin with the fish. Kevin said that the fish that would be the most beneficial are going to be grass carp. Those could be added in with the game fish and even though there is a recommended amount to be added they can also reduce the numbers of fish or stock one retention basin one year and another the following year. The board tabled the decision until the next meeting.
- g. Electrical Around Pool
  - i. Kevin presented three different proposals for electrical work around the pool. Integrity offered \$70 an hour for work, Rose Brothers \$75 an hour, and David Dimitriadis at \$60 an hour. They each had different suggestions of how to track down the issue, but no one is willing to say it will cost a specific amount since the issue is not easily identified and could take a lot of man hours to track down the short in the wires. Herb recommended the board have someone be the point person with the electrician to monitor progress and what they are doing. The board was concerned about moving forward with something that did not have a definitive price tag to it. Kevin noted they could set a price limit for the electrician and once reached, re-evaluate moving forward. The board decided to table this until next month and take some time to think about their next steps.
- h. RC boats on retention basin
  - i. Kevin with Mr. Krohn put together a proposal for RC boats to go on the retention basin. The board discussed the options and with the proposal only offering electrical options for the sails, it was still a concern that at some point people would start to use other types on the water and there could be issues with people fishing in the retention basin with the boats. As the board continued to discuss they were more in line with not moving forward with something for the association.
- i. Easement Group Contract – Approved
  - i. The contract for how the easement group charges the 4 different entities was approved by the HOA, signed and returned.

VII. NEW BUSINESS:

- a. Insurance Coverage for front Entry
  - i. Kevin reached out to the HOA's insurance company and they said that the insurance for the easement walkway should be covered by the property owners that it is on. The easement group does maintain it and they as a group could have insurance coverage for it, but not one of the individual entities. Herb thought at one time there was a rider for the insurance company. Kevin had asked the question and they were not aware of a rider. Darleen recommended they reach out to Jeff Casazza to see if he had any insight from his time on the board and his legal expertise. The rest of the board approved.
- b. Duke Trucks in Community
  - i. Kevin noted he sent out the violation letter to the homeowner with the Duke Truck, but during his inspections he has not seen the duke truck on property. The board discussed the truck and questioned if it was a ¾ ton truck or over the approved limit for the community. Craig stated that he would ask someone he knew, and they would be able to identify if it is over the ¾ tonnage.

- c. Speed on Wynfair
  - i. This was discussed in owner open forum and will be moved into old business for the next meeting.
- d. Grand National between upper and lower lake (dam)
  - i. The question was brought up about the dam or section of roadway that is in between the two retention basins in the community. Kevin called public works and was told that they are inspected every 4 years and then periodically visually inspected. The last time it was inspected was March 2020. The damns are built to specifications above what is required. Adam Bell reviewed this with his sister and was informed that the damn is actually wider than required since it is a 2-lane road. The asphalt that is used is a class 2 and is a higher grade than traditional asphalt and was designed above and beyond a 100-year event. Additionally, Adam did some calculations and provided the following example: If our water is ~6 ft (2m) deep at the dam, the dam is sloped at approximately 30 degrees, and the dam is 85m wide (Google Maps), there is ~749,000 lbs of force on the dam. Maximum GVW for a semi-truck is 80,000 lbs. So, it would take 10 stacked up trucks on the dam to negate the load of the water on the dam, then you'd have to further exceed this in order to cause damage to the damn. Adam wanted to note that he does not use the calculations often and had to look some of it up so it could be off by some margin of error.
- e. Golf Carts – Boone County
  - i. Boone County is allowing Golf carts on public roadways. The city, HOA, etc can request that this area be approved for golf cars and if approved then the owner needs to make sure that that golfcart is in compliance with items such as being a licensed driver, property registration, and signage on the vehicle. The board discussed and there was some concern about having more items to enforce in the community. The board said they wanted to review the material more before making a formal decision.

VIII. NEXT MEETING: The next meeting is scheduled for March 2, 2021 at 6:00 pm

IX. ADJOURNMENT: The meeting was adjourned at 7:35 pm

