

STEEPLECHASE
2021 ANNUAL BOARD MEETING
DATE: 9/16/2021
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES - DRAFT

- I. Call of meeting to order
 - a. The meeting was called to order at 6:06 pm
- II. Attendance
 - a. David Shibilina, Jason Noble, Jason Gribble, and Jon Nettle were present for the steeplechase board. Kevin Malburg representing Stonegate Property Management and 8 owners. Adam Bell and Darlene Poe were not present.
- III. Approval of minutes of the preceding meeting
 - a. David motioned to approve the minutes and Jason seconded the motion. The minutes were approved unanimously.
- IV. President Report
 - a. David Shibilina reported that the last year had been a challenging year due to a variety of factors from the elementary school, the round-a-bout construction, and dealing with COVID protocols that changed periodically. He thanked the current board members and ARB members for their time and service to the community. The board has worked on making sure the community was aware of some of the districting with the elementary school and continued to build relationships with the Principal and Constituents there. The board sent out information regarding trash enclosures and mailboxes with pictures and some model numbers to help owners in finding similar products. The board has worked to get pool repairs completed from the coping, pool lights and holding the First Responder event. A very special thanks to Chris 'Skip' Groh for helping to organize the First Responder event. The COVID issues involved shutting down the clubhouse and opening it up in different phases and with a chlorine leak caused another shut down not long after it opened this year. There is an additional aerator going into the lake to keep the water moving. The board is looking at by-law updates that can be completed, continuing to make sure that there is another entrance to the school off Chambers Road.
- V. Management Report
 - a. Kevin talked about the finances for the community. At the end of the 2020 year the association had:
 - i. 2020 Operating Account: \$2,076.76 (taking into account prepaid balances)
 - ii. 2020 Reserve Account: \$139,944.21
 - b. The 2021 accounts current as of 8/31 are:

- i. 2021 Operating Account: \$10,826.10 (taking into account prepaid balances)
- ii. 2021 Reserve Account: \$112,091.78
- iii. Kevin noted he would go over some of the other larger variances for the association this year. The variances in income for the association this year have been:
 1. More homes have been sold in the community than anticipated. The community has generated more income by a little over \$18,000.
 2. This also means that capital contributions have increased and there has been an additional \$4,000 for the association.
 3. However, the association has a \$-2,300 from the clubhouse rentals not occurring for a few months this year. This is likely to increase as this month there have been a number of cancellations for clubhouse rentals due to COVID.
- iv. Variances to expenses:
 1. Locks and Keys – There was an issue with one door not working by the playground equipment, timing sequences being off, and the need to order additional key fobs for a \$1,364 overage.
 2. Clubhouse Cleaning was not needed in the rental area during the shutdown periods and had a \$856 savings
 3. The Clubhouse Coordinator was also not working during this period and had a savings of \$1,927.
 4. The largest variance this year was in the clubhouse. The largest expense was the chlorine spill from the pool area that got into the clubhouse area. The smell went through the entire clubhouse. There were also camera repairs for a static IP address, a new hard drive, hardwood repairs for the clubhouse area, HVAC repairs in the gym area, and searching for the short in the pool lights on the fence. The total variance is \$-11,043 and will be closer to \$-12,500 once the hardwood floor is installed.
 5. The board added an umbrella insurance policy for the community. It was not budgeted for this year so there was an overage of about \$-1,000 with additional coverage for the First Responder event.
 6. There is restocking of fish in the lake this fall creating a \$-4,263 overage.
 7. The landscape contract is a little over by \$-2,000, but that will average out by the end of the year and not be over.
 8. There was a savings of \$-1,327 in snow removal since removing snow from the parking lot was not needed as much this year.
 9. Legal fees are over by close to \$-1,000 from review of the by-laws and recommendations to them.

10. Pool supplies were over budget and will need to be budgeted hire next year due to cost increases. An overage of about \$900.
11. Common Area maintenance is something the association always tends to be over in, but this year there is a little over a \$-1,000 surplus. This is where the installation of the benches, periodic lake cleaning, power washing, additional rock to the clubhouse, tree stump grinding, plant additions, and flashing fixed on the clubhouse.
12. Overage of \$-900 from new lights in the new development. There might be an opportunity for savings depending on the fixtures that were used.
13. The total expenses caused the association to be over budget by \$-16,936 (mostly from the clubhouse issues), but due to the additional income the association has a surplus a little under 7k.

VI. Homeowner Questions

- a. Homeowner from the large retention area brought up questions regarding how big the association is going to allow the weeds to get around the retention basin, what was being done about the muskrats, turtles, and the beaver, and that certain owners will not stop mowing certain portions around the retention basin.
 - i. Kevin noted that the weeds help with Geese not coming up in certain areas if there is a high weed line, helps with stopping fertilizer run off, and allowing larger root bases that help with erosion. The owners living around the retention basin refuted these ideas. Kevin noted that multiple vendors have brought up these as good things to do. Kevin would happily provide other suggestions to the board but has not found anything that says cutting the grass down the lake is better than not cutting it for Geese and general health of the lake. Kevin said he would be communicating something out to the owners around the lake about not cutting down to the water. Last year muskrats and turtles were brought up and the association hired an animal removal service. They had 4 traps around the retention basin and did not catch anything for a little over a 2-to-3-week period. The turtle removal was expensive. Kevin is reaching out to a trapper about coming out and removing the beaver and will bring up these animals as well and see if they would be able to assist with them as well.
- b. Has there been anything about no parking on the portion between Gold Cup and Grand National on Winchester?
 - i. Kevin said that they have, but not since the new development has had more homes in it. Kevin said he would ask Boone County to look into it.
- c. Can there be a 4 way stop added at Sheffield and Grand National? There is a lot of speeding, and this might help with some of that occurring.
 - i. Kevin said he would ask about that when he calls about Winchester.
- d. When are there going to be repairs to the walking path?

- i. The plan is 2024 or 2025 from the reserve study to start making those repairs. Ownership asked about certain areas that maybe repairs could be added like where there are large tree roots. Kevin said that is something he would add to the agenda for the board to discuss and look into.
 - e. The flag is looking very faded at the retention basin.
 - i. Kevin noted that Tom Poe earlier in the week also commented on the same thing. The association is going to look into a different provider for flags that might last longer. An owner recommended Scotch Guard and another owner recommended looking at Allegiance Flags. Kevin thanked them for the recommendations and would look into some different options.
- VII. Old Business
 - a. Tree in common area that was dead
 - i. Charlie Brown was contacted about a dead tree around the lake and was removed a couple weeks after the annual meeting.
- VIII. New Business
 - a. There was no business brought up in the meeting. Kevin noted that the concerns during the owner open forum would be noted, addressed and brought up in old business next year.
- IX. Election of Board Members
 - a. There are 4 board positions open. David Shibilila and Jason Noble were rerunning for their positions and talked about why they were rerunning. Michael Blevins was present and gave a quick speech for why he was running. The other candidates Aaron Haubner, Brittany Jackson, Kyle Lane, Diane Niceley and Ann Adams were not present. Kevin read from their candidate sheets. The members present voted and once the votes were counted, David Shibilila, Jason Noble, Michael Blevins and Brittany Jackson received the most votes. Kevin said he would reach out to those not present so they would be aware of the outcome of the meeting.
- X. Adjournment: Seeing no more business Jason motioned to adjourn the meeting and Jon seconded the motion. The motion was approved unanimously.