

**STEEPLECHASE**  
**2023 APRIL BOARD MEETING**  
**DATE: 4/13/2023**  
**TIME: 6:00 PM**  
**LOCATION: Clubhouse**  
**MINUTES**

- I. CALL TO ORDER:
  - a. The meeting was called to order at 6:02 pm by David Shibilina
- II. ATTENDANCE W/ ROLL CALL:
  - a. Board: David Shibilina, Elizabeth Andres, Mike Blevins, Jon Nettles, and Amy Evans. Not present: Aaron Haubner and Jason Noble.
  - b. Management: Kevin Malburg with Stonegate Property Management
  - c. Two homeowners present
- III. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - a. March Minutes
    - i. Jon motioned to approve the minutes and Mike seconded the motion and it was approved unanimously.
- IV. OWNER OPEN FORUM:
  - a. There was a question about adding a streetlight to the Sheffield Dr Cul-De-Sac. Kevin said he would look at how that street is situated versus the rest of the community and the board can discuss getting bids if they feel like another streetlight would be appropriate.
  - b. Another homeowner brought up concerns about clover in the new home section. Generally, Kevin had not noted advanced notice on yards with weeds but had seen that some of the newer homes were entirely clover. Kevin was fine addressing them as long as the board was good addressing them and the board indicated that they were.
  - c. A homeowner brought up final inspections on the homes in the new development and not having a good contact. Kevin said he would reach out to the developer and see if he had any contacts.
- V. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board by April 10, 2023
    - i. ii. Current Account Balances
      1. Operating Account - 4/7/2023 - \$44,607.17
      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. GE Credit Union
        1. Kevin informed the board that GE Credit Union has made it easier to set up CDs with them and everything can be signed remotely for these accounts and transferred back and forth. The rates tend to be some of the highest in the area and it would make it easier to switch board

members on and off of accounts. Kevin will provide some rate comparisons to see if it would be a good chance to switch.

ii. Delinquent Accounts

a. Total Resident Outstanding: \$15,393.60

- i. Kevin reminded everyone that these numbers were before the 10<sup>th</sup> when assessments would be considered late and expected that this number will be at least ½ of what it is by the next meeting.

b. Management Updates

- i. Update on homes in community – Up to 351 from 305 from new development. 3 remaining.

VI. OLD BUSINESS:

a. Additional Street Lights –

i. UPDATE: Late May 2023 to get parts

1. Kevin was going to follow up with Duke this month to make sure everything is on track for May since they were delayed 3 months

b. Solar Street Signs

- i. Kevin asked the board their thoughts on the new street sign for Wynfair. The board thought it was a very good look. Kevin asked how the board wanted the solar attachments removed. The board said that they could have them removed as they no longer work.

c. Winter/Fall Social Event – Movie Night

- i. There were no updates at this time.

d. Asphalt walking path

- i. Kevin was following up with the vendor to find out when they'll be moving forward with the bids.

e. Gym Flooring

- i. The gym flooring was completed last month. Kevin encouraged anyone that had not seen it to go and take a look.

f. Key System

- i. Kevin had not received an update on when this was going to occur and even though it should be a seamless update, if this isn't done in the next couple of weeks Kevin would prefer to wait till pool season ends. The board was not opposed to waiting till this year was over for the season.

g. Barrier along Freeway

- i. David updated the board that the barrier along the freeway was all based on money and getting on the list. If it gets approved it would be approved for the next fiscal year. They encouraged David to reach out to Judge Moore and they were going to see about the superintendent and principal of the elementary being on board. Elizabeth noted that the principal was out on leave right now due to surgery, so she may not respond right away.

h. Priorities

- i. Kevin and Mike met with the Lake Doctors to look at the overflow area for the lake and some issues where the water inlet and grade are low. The Lake Doctors talked about building up the grade and that the lakes should have a secondary overflow. He was going to have someone come out and look at the

area as well, but now had a better idea of what is going on but mentioned that it would be pricy. Kevin noted that with the walkway repairs that they are going to have a less in the reserves to do projects and wouldn't be able to do everything they would like and asked about priorities the board wanted to focus on. The board had noted they were interested in the possibility of a Dog Park, Basketball Court, and Pavilion. The board understood that they may not be able to do these projects, but still wanted some pricing ideas to know where they would be with them.

- i. Holiday Lighting
  - i. Holiday lighting is something that Kevin recommended the board consider with amendments to the documents.
- j. Mailbox Violations
  - i. After the last meeting Kevin had sent out to the community information on mailboxes and how owners could reach out to get parts and certain areas that he was looking at that would need improvement. If improvements were not made by end of May, then Kevin will start sending violations to owners.

VII. NEW BUSINESS:

- a. Feedback on By-Law Amendments
  - i. The board asked for feedback on the by-laws and everyone was good with the by-law amendments as they were presented.
- b. Feedback on Voting process
  - i. With the voting process the question came up about the board was taking into consideration that 80% were of all homeowners or if 80% was only of the votes cast. Management was under the impression that the board was going to get 80% of votes of all homeowners. The board had some differing views and discussed what would be the best way. The owners noted that it was only fair to have a consistent message to the owners and to share with them what that voting option would be. The board said they would discuss further.
- c. Exercise Bike
  - i. The board reviewed two exercise bikes to replace the one that is in ill repair in the gym. The CR800 was about 2.4k and the CR1000 was 2.8k. The CR1000 had a lot more options, but needed periodic updates and looked like it has more breakable parts. The board opted with the CR800 option.
- d. Muck Eater
  - i. The board has budgeted Muck Eater or an organic eater that helps to prevent organic growth. The cost is \$3200 for both ponds to be applied throughout the year. The association has seen benefits from it as it ate up the base and prevented the growth of primrose that had started to take over portions of the detention basin back in 2019 – 2021.

VIII. NEXT MEETING:

- a. May the 4<sup>th</sup> be with you

IX. ADJOURNMENT:

- a. Seeing no more business the meeting was adjourned at 6:59 pm

