

STEEPLECHASE

2021 MARCH BOARD MEETING

DATE: 3/2/2021

TIME: 6:00 PM

LOCATION: Zoom Meeting

MINUTES

- I. CALL TO ORDER: The meeting was called to order at 6:03 pm by David Shibilina.
- II. ATTENDANCE W/ ROLL CALL: Board members David Shibilina, Jason Noble, James Gribble, and Adam Bell present. Kevin Malburg present representing Stonegate Property Management. Owners Present were Herb Kindell, Joyce Shibilina, Craig and Carol Watkins, Stacy Owens, and Tyler McDaniel.
- III. OWNER OPEN FORUM:
 - a. Herb Kindell – Did the lower lake properties sell that are under the power lines? The board was not sure. Kevin will check the PVA and let him know if they sold.
 - b. Stacy Owens – Stacy said she e-mailed Kevin about two items before the meeting. The first concern was regarding mud on the roadway from the construction on Wynfair. Kevin has already contacted Lee Rickey regarding getting the area cleaned up. The second concern was regarding speeding and a request that Kevin or the board call the traffic supervisor every day until something is completed. Kevin could not guarantee he would be able to do this every day. They also have a committee which meets on Fridays that reviews these requests and will determine if there is a need to proceed with a study on Wynfair. Stacy said she would continue to make phone calls regarding the concern.
 - c. Tyler McDaniel - Tyler McDaniel has been in the community for 3 years and in the last 4 to 5 months has run into issues with his Duke work truck in the community. The parking had changed on the street and he had been trying to move his vehicle around, so it doesn't block anyone. He asked why this was becoming an issue now. Kevin said a complaint was made which led to it being addressed. Mr. McDaniel talked to the county that oversees the public roads and they do not see that as a commercial vehicle for its size. He noted that he has a $\frac{3}{4}$ truck that he would call beefier than what the duke truck is, but it is considered a 1 ton. The biggest difference is the Duke truck has a much stronger/larger suspension. Tyler noted it would take 45 minutes to 1.25 hours to respond to an issue if the vehicle were left at work. There was discussion among the Board and owners regarding the meaning of the declaration. Stacy noted any changes to the declaration can be challenging to overcome due to needing people to vote. Most people are probably not going to want a commercial vehicle in their community. The board needs to ensure what they are doing is for the community as a whole and not for one particular owner/issue. The board noted the possibility of something that would allow someone that responds to emergencies the ability to have a work vehicle in the community.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: David motioned to approve the minutes from the previous meeting and Jason seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT

- a. Last Month's Financials were e-mailed out to the board on February 10, 2021.
 - i. ii. Current Account Balances
 - 1. Operating Account - 2/24/2021 - \$45,082.14
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,661.50 - 8/27/2021
 - b. Victory 9 Month \$25,863.87 - 11/27/2021
 - 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: \$10,805.00
- b. Management Updates
 - i. Kevin had been in the clubhouse/gym and had fixed one exercise ab machine by getting the line back on the pulley.
 - ii. Kevin also refilled the spray bottles for the gym.
 - iii. He completed an inspection of the community earlier in the month, but due to the snow was not able to get another one in since it became more challenging to look at homes, with the snow and cars on the streets.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. The company was able to start this week on the sediment removal. Following their plan, they should start pumping water at the end of this week or into the next week. James talked about what he saw down there and thought everything looks good on the layout. David asked Kevin to see if it is possible for the company to keep the walking path cleaner during the work.
- b. 8' Benches
 - i. Kevin showed the pictures of the honorary bench. It appeared the top would fit on top of some metal dowel rods, but there was not a good way to keep it secure. It would also be challenging to keep it secured in the ground. The board saw the potential for issues with kids knocking it over or someone getting on it and the bench tipping over with them on it. The board agreed they should move forward with the two benches they had purchased and make one of them honorary with a little placard. Jason will walk over there tomorrow and see what areas would work best for the two installations. The areas the board was leaning toward was behind 312/308 Wexford, 11323 Sheffield, and 568/564 Winchester
- c. Steeplechase Elementary
 - i. There was a new principal selected for Steeplechase Elementary, Lisa Resing. She is currently the principle of Florence Elementary. Jason commented he heard she was a great selection for the position.
- d. Plaque box near flags
 - i. Kevin called the company about this order. They were waiting on a part to make the product. They didn't have an ETA but were hoping they would have something in the next 4 to 6 weeks. They offered other options, but none that would provide the visibility and look of the other board.
- e. Fountain/Aeration system/Fish at retention basin
 - i. The board discussed the fountains for the community. With the costs, the Board decided they should table this for now with the aeration system and see what

they will have at the elementary and if the residents will have access to things like outdoor basketball hoops when school is not in session. They talked about stocking the retention basins with fish and agreed that a full stocking did not seem like something they should pursue. David asked Kevin to see what they could do with a \$5000 cap on fish for both retention basins.

- f. Electrical Around Pool
 - i. The board discussed the pool lights and the bids from Integrity, Rose Brothers, and David Dimatriadis. The board agreed David had the most time at looking at things, they each had similar viewpoints on what needs to be done and pricing was very similar. The board agreed to cap the work at \$2000 and go with David so the other vendors did not redo some work David already did in this process.
- g. RC boats on retention basin
 - i. This was discussed and the board felt that it might be feasible, but it invited others to use objects in the water that would not comply with new regulations. The board would be open to hearing more options, but at this time are not looking at pursuing this in the community.
- h. Insurance Coverage for front Entry
 - i. Herb should be meeting with the front entry group in the next month and will provide an update to the community.
- i. Duke Trucks in Community
 - i. See above in owner open forum.
- j. Speed on Wynfair
 - i. See above in owner open forum.
- k. Golf Carts – Boone County
 - i. The board requested that Jeff look at this to see what the liability would be if the board approves golf carts in the community.

VII. NEW BUSINESS:

- a. Clubhouse Rentals
 - i. On March 1, the State of Kentucky begins allowing event spaces to increase occupancy to 60% maximum occupancy. This would mean the clubhouse could hold a total of 51 people for rentals. The board agreed they should discuss the options available to them in reopening the clubhouse. Kevin reached out to the coordinator inquiring if they were still interested in overseeing rentals for the clubhouse. At this time, he has not heard back from her, but would call tomorrow. The clubhouse would also need a deep clean since it had not been used in about a year. Kevin will reach out to the cleaner. The forms would need to be updated to comply with the changes in state protocols. Kevin recommended they include language about masks being worn and the renter being responsible for enforcing this policy. Attendees should try to socially distance as much as possible and follow Kentucky guidelines on restaurants if there will be food at the event. The board agreed with the different options available.
 - ii. Jason asked about doing a lock box option for the clubhouse. It would be something that would be possible, but it would need to be something where the code can be periodically changed from event to event.

iii. Kevin asked with the coordinator if there were any changes they wanted to implement. The board discussed and agreed to keep the same protocols and payments in place for the coordinator at this time.

b. Fence at Entryway damaged

i. Herb should be meeting with the front entry group and there should be an update on when the fence should be replaced for the car accident on Grand National.

VIII. NEXT MEETING: The next meeting is scheduled for April 6, 2021.

IX. ADJOURNMENT: David motioned to adjourn the meeting and Jason seconded the motion. The motion was approved at 8:20 pm.

