

STEEPLECHASE

2019 NOVEMBER BOARD MEETING

DATE: 11/13/2019

TIME: 6:00 PM

LOCATION: Clubhouse

- I. CALL TO ORDER: The meeting was called to order at 6:30 pm
- II. ATTENDANCE W/ ROLL CALL: Stephen Phelps – President, David Shebilia – VP, Neil Lagemen – Secretary, Chris Groh – ARB Chair, Representing Stonegate – Kevin Malburg. Representing Stonegate Property Management, Diana and Richard Greene, Stacey Owens, Herb Kindell, and Lee Rickey. Not present from the board: Jay Shelton – Treasurer, Kevin Smith, and Jason Noble.
- III. OWNER OPEN FORUM:
 - a. Diana started the owner open forum and was concerned regarding the progress of addressing issues with a John Henry lot that is next to their property. It is holding water that is causing part of their property to remain muddy since it is not draining like designed. Kevin commented that he had followed the violation process throughout the summer months and inquired to the board as to next steps. Kevin had been given direction to continue to fine the John Henry lots. Stacey Owen inquired if a certified letter had been sent at this point. Kevin commented that is not something that had gone out at this time. Stacey commented that the board needs to do everything in its power to address these issues when they come up. Sending certified mailings, reaching out to the county, health department, or whomever and at least showing the homeowner that is had tried to do everything that it can in the situation. The board stated that they'd discuss next steps in their executive session.
 - b. Stacey Owens brought up some concerns regarding a home that was unable to sell and what she had been told was that it was not selling due to the fact that the streets were littered with cars. She wanted the board to look into options where there was no parking on certain parts of streets of Winchester. Herb said that the board had looked into that before and that the county would not approve anything like that, and he thought that was in previous minutes. Kevin said he would look and see if he can find anything.
 - c. Stacey Owens brought up commercial vehicles in the community. The board responded that if the commercial vehicle is on the street there isn't anything that they can do since it's a county roadway. She also mentioned that on roads like Grand National where it's a major roadway that the police will address cars that are parked along or on the sides of the streets there. If there are issues that they can be called.
 - d. Stacy inquired about 11431 and the fence that was broken or if it was only being held together by cords. Chris said that based on what he has seen that the fence is repaired.
 - e. Stacy mentioned that 11501 Manchester has some faded shutters and things like that should be addressed.
 - f. Stacey mentioned that she had gone through the community and had seen 40+ violations regarding that Trash Cans that were visible in the community and the board really can't pick and choose what they do or don't do in the association. They need to follow the declaration and the rules that are set with in it. Kevin mentioned at the last meeting the board approved trash can and mailbox violations being enforced and to be addressed

starting January 1, 2020. A notice will go out notifying the community of these changes hopefully with a decision being made on the budget, so all the information comes at once.

IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Steve motioned to approve the previous board minutes. Chris seconded the motion and the motion carried unanimously.

V. MANAGEMENT REPORT

a. Last Month's Financials will be e-mailed out to the board by Nov 11, 2019

i. ii. Current Account Balances

1. Operating Account - \$6,422.51

a. Prepaid – \$2,116.25

2. Reserve Account-\$32,733.47

3. 4 CDs at Victory Bank

a. Victory 6 Month \$12,535.44 - 8/27/2020

b. Victory 9 Month \$25,410.53 – 5/27/2020

c. Victory 8 Month \$25,204.28 – 2/27/2020

d. Victory 12 Month \$25,473.61 - 8/27/2020

ii. Review of Delinquent Accounts –

1. Total Outstanding: \$5,610.00

a. An owner asked if that was the current outstanding balance of owners that had not paid their HOA fees. Kevin confirmed that was an accurate statement.

b. Management Tour

i. Executive Session/E-mail

1. Christmas Lights at Entrance – The board approved lights to be installed at the front entrance. They also approved some lights to go up on the island pending that the electric is working there.

2. Door Replacement/fix at clubhouse – The vendor has the doors installed (Kevin pointed out the doors and the attached hardware at the windows). The vendor wanted to know about the paint colors. The board asked that the colors match the current paint colors.

3. Declaration updates approved – The declaration updates have been approved. Lee Rickey asked for clarity on what that meant. Kevin stated that the board has approved the new declaration changes, but this does not mean they are in effect. The board would like to try and get everything approved before going to the community for changes.

4. Lake Cleaning – Charlie Brown took out about 10 garbage bags of trash out of the lake. He generally does this in mid/late November, however with the weather change he jumped on it a little earlier this year.

5. Power Washer – The board was asked to investigate getting a portable power washer. Kevin looked up pricing on purchasing and with the cost of purchasing and not having a place to store the power washer, he was able to find rentals that were reasonable at \$270 a day. Kevin had asked Charlie Brown about doing the cleaning and if he'd be willing to do the rental and cleaning. Charlie Brown said that he'd be willing to do it. Herb asked if Kevin knew what Charlie Brown would charge to get all the fence cleaned for the front entry. Kevin said he thought Charlie

Brown would be willing to do it for around 2k, but he would double check to get a firm number and get back with Herb.

6. Monument – Jeff needs a title search to know what actually occurred with the monument sale/property. Based on the documents that Nexus attached it looked like the sale went to Steeplechase LLC back in the early conception. Kevin made sure he pointed that out to Jeff. Jeff had said he was going to have more time to work on it starting Friday but was getting ready for a deposition on Thursday as of the current day.
- ii. Maintenance Sheet
 1. Kevin provided the maintenance sheet for the community. Most of what was on the list has or is being completed or is coming up for the holidays.
- iii. Violations Sheet
 1. Kevin had provided a violations sheet and commented that he would from now on provide the last two pages of violations so there are not numerous pages but would note any that are outstanding and had not been closed yet.

VI. OLD BUSINESS:

a. Budget

i. Approval/changes

1. Kevin presented the budget to the board and members present regarding a budget that would go from \$480 an owner to \$600 an owner. Kevin noted that with the \$60 increase the board had first considered after the annual meeting that it covered the operating expenses and only increased the reserve by two thousand dollars. The board had asked to do an increase by an additional \$60 to help provide more money to the reserve to take care of the capital assets in the community. The board discussed the increase, but they also discussed maybe only doing a \$90 per owner increase. At one point there was a motion for the \$90 budget, but there were not enough votes to carry. After some more discussion and consideration Neil motioned to increase the budget from \$480 per person to \$600.
2. During the discussion Lee brought up the consideration of doing a special assessment that went across the community to help bolster the reserve funds. The concern there was that while it would help with the initial income that would come into the community it wouldn't be something that would be replenished, and they would be back to having to do an increase again.

ii. 5% Discount

1. At the last meeting the board had approved to eliminate the 5% discount.

iii. Late Fee

1. At the last meeting the board had discussed the late fee and had talked about \$15 increase or a \$25 increase. Chris thought they had also talked about a \$10 increase. Kevin asked the board between the three options they had brought up, do they think would be best to increase the late fee too? The other option would be to keep the current late fee in place and

if they are having the same or an increased number of members being delinquent, then to increase the late fee. The board mostly discussed the \$10 and \$15 increase. Neil motioned to increase the late fee from \$5 to \$10 and Chris seconded the motion. The motion carried unanimously.

- b. Special Meeting – Update
 - i. The special meeting for changes to the declaration at this time has not been determined. The board and the developer are trying to come to terms on some of the wording that everyone can agree on before going to community to vote on the changes to the declaration.
- c. Non-working Street Signs
 - i. Kevin provided the invoice for getting all the parts needed to get the street signs up and running. Once the battery was replaced it turned out the controller was also bad on the unit. That is what controls when the light goes on. If it's not replaced the sign would stay on all the time and the battery would run out quickly and the street signs would not light up again. The cost of the controller is more expensive than the batteries, but the price on the batteries is a great price and getting them all at once will save on shipping. David motioned to approve the purchase and Neil seconded the motion. The motion carried unanimously. Kevin asked if the board still wanted to get some street signs replaced right now since the cost of the parts is about the cost that had been figured into what they would be spending for 2019. The board said to continue with the plan and get the street signs on Grand National working and get the rest replaced in 2020.
- d. Violations
 - i. Trash Cans
 - ii. Mailboxes
 - 1. As mentioned in the open forum the board had discussed at the previous meeting about Trash cans being visible and mailboxes in disrepair. The board approve management to start enforcing these rules in the community and set a start date as of January 1st, 2019.
- e. Clubhouse
 - i. Cable, Internet, Phone – At the last meeting the board discussed the cable, internet and phone. Kevin stated he had already gotten the bill down \$30 a month from calling the company. The business account allows a static IP address for the security system and also allows for higher bandwidth usage from a lot of people when the pool is in use or if there is a large party in the clubhouse, or both at the same time. At this time the pricing will continue to be monitored and when there are increases, work with Spectrum to bring those prices down.
- f. Halloween
 - i. There had been some discussion at the last meeting about having a Halloween party in the community. However, due to some timing that did not occur. Kevin asked about community events in the future and what the board would like to see. The board commented that it would be nice to see one (1) event a season. If it turns out that there is the level of participation or lack of help for

the events, then it can be re-evaluated, but with money being put aside for community events it would be good to have more than one event occurring in the community for the year.

g. Bathymetric Survey

i. Kevin had discussed the bathymetric surveys with the Lake Doctors and they had stated that a bathymetric survey can be pretty expensive. If a company is saying that it's part of the package, you end up paying for it in the end anyways. The bathymetric survey will use sonar and put together some 3D imaging, but the Lake Doctors can get measurements around the lake and give the same information for a much cheaper rate. The board asked to be kept up to date with the information and to also continue to look into getting pricing on the silt removal.

h. Group meeting requests at Clubhouse

i. The board decided to discuss how they wanted to approve group meetings in the future at the club house in executive session.

i. Other Old Business?

VII. NEW BUSINESS:

a. Reserve Transfer to Operating

i. Kevin reviewed the average monthly expenses along with some anticipated expense for December and recommended that the board move \$7,500 from the reserve account to the operating account to cover expenses till the end of the year. Neil motioned to move the funds and Steve approved the motion. It was approved unanimously.

b. Financial Review

i. The accountant tried to review the 2018 expenses to do a financial review but based on the information that had been provided from the previous management company there was not enough information to actually conduct a review. Taxes were filed for the year and for 2019 the review will be conducted.

c. Other New Business?

i. Herb said that he was able to get a hold of Boone County Public Works and they would be fixing the street signs and have a work order on file.

VIII. SCHEDULING OF NEXT BOARD MEETING: Neil asked about moving meetings to the 1st Wednesday of the month since there was another meeting, he'd like to attend on the second Wednesday of the month. The board agreed to the change in meeting date. The next meeting will be December 4th, 2019 at 6 pm in the clubhouse.

IX. ADJOURNMENT: Seeing no more business, the meeting was adjourned at 7:50 pm