

STEEPLECHASE

2019 APRIL BOARD MEETING

DATE: 4/10/2019

TIME: 6:00 PM

LOCATION: Clubhouse

- I. CALL TO ORDER: The meeting was called to order by Steve Phelps at 6:06 pm.
- II. ATTENDANCE: Steve Phelps, Chris Groh, Jim Harmeling, and Jay Shelton. Representing Stonegate is Kevin Malburg.
- III. OWNER OPEN FORUM: No one from the community was present
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: The board reviewed the February minutes. There was not quorum in March, so there was not a meeting. After reviewing the minutes Chris motioned to approve the February 2019 minutes. Steve seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials – These were sent out today
 - i. ii. Current Account Balances
 1. Operating Account -\$45,612.32
 - a. Prepaid – \$25,752.50
 2. Reserve Account-\$44,270.42
 3. 4 CDs at Victory Bank
 - a. Victory 6 Month \$25,204.44 – 2/27/2019 – Waiting on updated information from Victory and check for reserve. – Steve had mentioned before the meeting that we earned an additional \$200 in this CD and that Alma from the bank was sending half the CD to Stonegate so it could go into the reserve account. The other half is being rolled over into another CD for a year.
 - b. Victory 9 Month \$25,410.53 – 5/27/2019
 - c. Victory 8 Month \$25,204.28 – 7/27/2019
 - d. Victory 12 Month \$25,410.53 -8/27/2019
 - ii. Review of Delinquent Accounts –
 1. Total Outstanding: \$15,614- This amount will probably change and be lower in the next few days as today is the 10th and the last day before there are late fees. Also, the online payments take a couple of days to show up in our accounts.
 - b. Management Tour
 - i. Maintenance Sheet – Kevin attached a sheet of maintenance items that he is working on along with longer term projects like the playground. Kevin said he would try to do a few items in the clubhouse either this week or the following week.
 - ii. Violations Sheet
 1. Algae – Kevin attached a violation sheet from October to show everything that has been closed out and that is open. Kevin noted that

when he went around that there were a larger number of homes with Algae on them and they were a bulk of the violations that went out.

VI. OLD BUSINESS:

- a. Owner Forum – In the February meeting the board discussed the owner forum and resident’s involvement in the overall meetings. Prior meetings where residents were involved in the discussion of the boards business increased the time of the meetings. The board voted to allow residents to voice their concerns during open forum, but after owner forum is closed that residents would not be allowed to discuss board business until the meeting adjourned.
- b. Running of meeting – In February’s meeting the board discussed the concerns raised that management was running the meeting. The board had discussed these concerns and voted that the president would open the meeting and then ask management to run through the agenda items as they would have obtained the quotes, talked to residents, and know what the agenda item pertained to. The board would still make all voting decisions and direct the business of the HOA.
- c. Potter House Group – Kevin had been contacted by the builder and Jeff and followed up with him that all communication should go through Jeff and not Kevin or the board. Any decisions that need made will be passed onto the board.
- d. Flag Pole – Kevin showed the board a diagram of where the flag was proposed to go which is west of the Gazebo. Kevin wanted to make sure that would be a good location for the flag to go. The board agreed on the location. There were three proposals for lights to go on the flag. Rose came in at the lowest bid and chose an option that would tie into the electric off the Gazebo and involve little disruption to the landscaping. The board agreed that seemed like the best option. Kevin presented 3 Bids of 25’ – 40’ and either fiber glass external, fiberglass internal, or aluminum external. Kevin recommended not going with Aluminum, as there tends to be less strength to it. The fiberglass option had been a concern about possible cracking or flaking. Kevin followed up with the manufacturer and with the 3-coat process, flaking and cracking is not something that occurs anymore. Internal is nice in that the flag can’t be messed with at all, but it’s more than double the external price. The board discussed all of these concerns and wasn’t sure if they should spend more money at this time. Kevin said that for what they are doing, it’s a relatively low cost and seemed to be something that a majority of individuals in the community seemed to want. There wasn’t a set price yet since Kevin needed to know what flag pole they wanted to go with to determine final shipping and installation costs. Chris motioned to approve the lighting work for the flag pole, 25’ fiberglass external flag pole, and installation for a cost of \$2,550 or less. Jay seconded the motion and the motion was carried unanimously.
- e. A little before the vote was cast a homeowner, Larry Mazzuckelli, came in and sat down. After the vote carried the board welcomed Larry to the meeting. Larry again raised the issue that he believes it is inappropriate that management is running the meetings and he brought out a binder and pointed out the line where the president is the one that should be presiding over the meeting. Steve told Larry that the board had discussed these concerns and in the February meeting, voted that the president will open the meeting and at that time can ask management to run through the agenda.
 - i. Larry apologized for coming in late as he was not aware that the meeting time had changed to 6:30 p.m. He noted that the communication from the board has been terrible and that you can never communicate enough. The minutes for

these meetings only need to be a page long at most. There used to be a sign that went up in front of clubhouse to make residents aware of meetings (the board tried to mention to him it was the next item on the agenda, but he continued on) and stated now that Chris is an Admin of the Facebook group that there could be more communication through it. Steve spoke up and informed Larry that the meetings were at 6:00 pm and not 6:30 pm and wanted him to know. Kevin suggested that he might want to mention to Larry about the owner forum and how the board had voted. Larry then asked what it was that Kevin had just done. Jay commented that it sounded like Kevin made a suggestion. Larry said no, that he was running the meeting. Jay presented the example that if he wanted to talk about candy canes and he asked Steve if he wanted to talk about Candy Canes and they both agreed, then they would be talking about Candy Canes. Larry then asked if it was on the agenda. Jay said no, but that was the point. Jay noted that Larry has been part of meetings and that in many 500 fortune companies that this is the way that meetings are run. After the board has told you (Larry) their opinion, it wasn't good enough for you. Larry – Are you accusing me? Jay – No, but you keep bringing this matter up for discussion. Larry – The board wants to keep fighting about this concern in general. I had come in for other concerns, but since it doesn't appear the board can hear my issues, I'll leave. Jay – I think we can make time to listen to your concerns since you were not aware of the meeting time. The board agreed.

- ii. Larry discussed that around the lake the grasses should be 2 to 3 feet deep around it. This is to help with the geese from getting up and walking up onto the ground. That the board should have a plan in place for the geese if they don't because people will be concerned about them. The board had discussed at one time having someone going around on an ATV and washing the walkway off of the goose poop. Since Larry has been in the association, he has seen 2 – 3 feet of the lake wash away. It keeps eroding and is in terrible shape. The board has reserves and money to spend, so if they don't do something to stop this and it keeps washing away, he is going to be very upset about it. He recommended reaching out to George Giles as he might be able to give some options when it comes to using Rift Raft and using it around the lake. Jay mentioned that the Boone County Conservation District might be a good place to get recommendations on what to do around the lake. Kevin said he would look into that option.
 - iii. Before leaving Larry noted that he doesn't want to keep bringing up these issues, but, "If we expect anyone to follow the rules, we expect you too."
 - iv. Chris noted during the conversation and earlier in the meeting that he had not been asked to be an Admin, the creators had made him one. Kevin also noted that using Facebook by the board can open the board up to liability and it's better to have less avenues of communication at times so nothing gets missed. At this point the board decided to discuss under new business, I. E-Mail communication: Minutes, other items, etc.
- f. Sign for meetings – Kevin presented a sign that was changeable to the board that could go out front. The concern previously was that the sign did not seem as durable to wind. This sign can be weighed down with water or sand to keep it in place. There are wheels to help move it from place to place. The board wanted

to make sure that the old sign was not hidden somewhere first. They wanted to do a thorough checking of the pool room first.

- g. Christmas Lights – Kevin presented the board with 3 quotes for Christmas lights. A&A has a few different options, First Green quoted a range of pricing, and L&M Lawncare you purchase the lights and they hang them. The board mentioned the lights that had at one time been in the middle of the island. Kevin stated that he is only aware of what is on the monuments. When talking with Jim Bornhorst the only thing that was put up is what he has and there had been talk of purchasing more lights, but there are no more. At this time the board tabled the decision on lights at the entrance way.
- h. John Henry – Lot 221 Dead Ash Tree – This was taken down a couple months ago, so this should no longer be an issue.
- i. Non-working Street Signs – Kevin presented street signs from CPC to the board to get their opinions and start pricing out options for replacing the street signs. There were two options the board thought would be good options. The also discussed how they could use what they have currently. The board really likes what they have and does not want to see it go away, but there is a continued maintenance cost with it that has not been factored into the budget. The board suggested looking into Grote Street light signs, Krutz Vinyl graphics to see if there is anyway to maintain what they have and see about options for the new developer to use something similarly.
- j. Seating around pond – The seating around the pond was tabled until next meeting.
- k. Website Renewal – The decision in February’s meeting was that the website was renewed for the next two years.
- l. Baby gate/playpen for the gym – The board agreed that in February the baby gate/playpen for the gym is not something the association needs to provide due to concerns when it comes to liability. There was no further discussion.
- m. Baby swing – The board agreed that in February that the baby swing would take away and limit the swings for a wider range of children. There was no other discussion about this for the meeting.
- n. Commercial Vehicles in subdivision – The board reviewed the issue and would address these issues as they come up.
- o. Trash Cans – The board had discussed the trash cans after a resident previously brought them up. As long as they are not overflowing and causing issues then they didn’t think they needed to be addressed.
- p. Other Old Business? – There was no other old business to discuss at this time.

VII. NEW BUSINESS:

- a. Bridge Repairs – Kevin presented three bids for fixing the washout from the bridge that occurred by Wexford and Sheffield. The least expensive option was adding really big rocks and hoping it slowed down the water. The other two bids presented provided options adding a lot more rift raft at 4” to 8” that runs for about 150 ft’ and building up under the bridge. The board discussed this and decided before spending the money to wait until Kevin and Chris met with the County lake people and got their opinions and fixing the area.

- b. Pool power washing – Kevin recommended getting some power washing done around the pool cement area. It doesn't look bad, but you can see stains where things spilled, and a good power washing would be better. The board agreed and said to ask Charlie to get it power washed.
- c. Newsletter – The board liked the newsletter and noted that it should be added that there are dog waste bags around the lake.
- d. Lake Doctor Quotes – The Lake Doctors had recommended three different options back in November for the summer. Flock Logs, Muck Digester, and adding Grass Carp. Based on the information provided, Kevin recommended the muck digester as the thing the board should do the most. It would not eliminate any muck there, but it would minimize any more from developing in the lake
- e. Pool Opening – Kevin asked if there was anything special that they wanted to do with the pool opening or closing. They stated opening it that Friday before Memorial Day is fine and that sometimes they will keep it open longer if it's warmer out later in the summer.
- f. Geese Control – Kevin summarized that the board was going to allow the boarders grow up with grass again. While there are options, the board is fighting nature and if there are things that seem to get out of control, the board will investigate it, but there is no one great way that will eliminate geese from coming back to the area or creating a mess. However, this can be mitigated by allowing the grasses to grow. The board agreed with this summary.
- g. Trash by freeway – A community member brought up the concern that on Foxhunt near the freeway there are some trees there that has a collection of trash in them and they wanted to know if there
- h. YMCA – The board discussed the YMCA and how that will have a positive impact on the community. It's making its way to this area off of Richwood and will provide an increase to the community's value. They noted that the scholarships that they provide to people in need has the highest percentage go to those that are veterans. Kevin asked if the board wanted him to e-mail out a survey that the YMCA is putting together. The board members agreed that it would be good to send it out. Kevin said he would reach out to the YMCA contact regarding information for sending out the survey.
- i. E-Mail communication: Minutes, other items, etc – Kevin had noted that a resident had mentioned that maybe the board should be e-mailing out communication such as minutes, board meetings, etc. Larry had mentioned when he was at the meeting that you cannot over communicate. While Kevin is willing to communicate more through electronic means, Kevin does not want to communicate to a level where the association no longer reads the communications because there are too many of them. The board discussed the newsletters and asked how often they went out and Kevin said they are bi-annual newsletters. The board thought it would be a good idea to increase that to quarterly. When Kevin sends out information to the board a week ahead of time to e-mail the community reminding them of the meeting and talk about 5 high points that might be of interest to the community. The board also discussed the signage and wanted to do one last look for signage in the community that went out about meetings days and times before buying something new.
- j. Other New Business?
 - i. Kevin noted that he met with Reserve Study Advisors this past Friday so they should have the report in the next 6 to 8 weeks at the latest.

ii. Mulch is at the end of Grand National and next week the mulching of the common areas should be completed.

VIII. SCHEDULING OF NEXT BOARD MEETING: The meeting is scheduled to be held May 8th, 2018 at 6 pm with special guest Sal Sontoro.

IX. ADJOURNMENT: Seeing no further discussion the meeting was adjourned at 9:27 pm