

STEEPLECHASE

2023 OCTOBER BOARD MEETING

DATE: 10/5/2023

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: David Shibilila, Mike Blevins, Teresa Dunican, Elizabeth Andres, and Amy Evans
 - i. Not Present: Jon Nettle
 - b. Owners: Justin Bockhorst & Brian Duncan
 - c. Management: Stonegate Property Management: Kevin Malburg
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. August Notes
 - i. The board had no corrections or edits to the minutes and were approved.
- III. OWNER OPEN FORUM:
 - a. Teresa had some concerns about the lower lake and wanted to have them addressed. Kevin asked if it would be okay to move this to New Business since there were a few areas of maintenance requested and wanted to make sure all of it was taken down correctly. The board was fine with reviewing new business.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by July 10, 2023
 - ii. Current Account Balances as of 9/29
 1. Operating Account \$9,823.03
 2. Reserve Account \$48,492.77
 3. 3 CDs at Victory Bank
 - a. Victory 9 Month \$26,122.77 – 2/27/2024
 - b. Victory 8 Month \$26,266.84 – 3/27/2024
 - c. Victory 12 Month \$26,082.47 – 8/27/2024
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$5,245.00
 - b. Management Updates
 - i. Fire Inspection – Installation beginning October 3rd
 1. The door is officially installed into the pool. Kevin is trying to coordinate a time frame for this to be inspected by the fire department.
 - ii. Solicitation Sign
 1. Solicitation signs are now up in the community. There was a delay with a new person taking over the project.
 - iii. Trees near playground equipment
 1. There were two trees removed near the playground equipment. The stumps are still there so there are a few options:

- a. Remove stumps and restore to grass
 - b. Can grind stumps and put two trees in
 - c. Can put some bushes in to obscure the view from the street
 2. The board is going to drive by and look that the area and provide what they would like bids on for that area.
- iv. Other items
1. Charlie Brown installed a concrete pad to secure the trash can to the upper lake. Kevin watered the new plants up front, walked the property with landscaper to look at the detention area in the new section and area around clubhouse. There is a hydrangea and burning bush replacement needed at the clubhouse. All the cleaning supplies are restocked, and the HVAC filters have been replaced. Light bulbs that were out in the chandeliers were replaced today.

V. OLD BUSINESS:

- a. Winter/Fall Social Event
 - i. Mike proposed having a day to decorate the clubhouse on Friday, November 17th. Then on the 20th they could have a lighting ceremony of the tree and the clubhouse at the same time. The board was in favor of trying this event and Kevin reserved the clubhouse for the 17th and was going to reach out to the holiday lighting company to let them know when the lights needed to be installed.
- b. Barrier along Freeway
 - i. David has someone looking into the barrier effort to get the correct contact. They are supposed to return out in the next week.
- c. Street Light Locations
 - i. Kevin had a contract to update 14 different lights for the community and it worked out to be around \$25,000. Based on the time frame and the savings it was going to take over 10 years to start earning savings on the lights. This originally started to try and get a brighter streetlight for the western most part of Sheffield Dr. Kevin proposed just doing an update to the one light and the board agreed.
- d. Budgeting 2024
 - i. Kevin presented a budget to the board for 2024. The budget was in line with anticipated costs for 2024 and had the recommended Reserve contribution of \$91,200. This would have taken fees to \$724 a month. Kevin stated he wanted to show what the budget would be following the reserve. Being an HOA, they do not have to follow the reserve study exactly like a condo association. They could do a lower amount, but this does mean it will take longer to get the funds they need to do the proper maintenance of their capital assets in a timely fashion. Kevin recommended a \$5 increase each quarter or a \$20 yearly increase each year till they reached an adequate reserve number for the association, whatever that may be based on the board's decision. The board discussed and focused on trying to be conservative on their spending for 2024 and not increasing fees. Kevin showed the board to keep the fees the same price that likely they will only be able to contribute a little over 31k where in this current year was around 49k. The board was going to consider the budget and make a decision at the next meeting.

- e. Quorum – By-Laws
 - i. David recommended asking Jeff to come to the next meeting to discuss changes to the bylaws. The board agreed to ask Jeff to come in then.
- f. Lower Lake Request
 - i. Teresa brought up some different inlet areas that were around the lower lake and caused some blocking of the grate at the lower lake. The board had received a recommendation about cleaning up those areas. There is also a western portion of area that homeowners have maintained previously but were wanting the association to take over since it's common ground. The association would need access to those areas. Teresa proposed a section along their fence line along 644 Turfriders property. There is also at the corner of 644 and 640 Turfrider that might be a good access point as well. Kevin recommended getting an easement in case owners change in the future and it's there permanently.

VI. NEW BUSINESS:

- a. Steeplechase Board
 - i. The board did not determine board positions at the last meeting and very quickly decided on Mike Blevins as president, David Shibilias as VP, and Elizabeth Andres as secretary/treasurer.
 - ii. There is one spot open on the ARB committee and Elizabeth Andres said she could do that position.
 - iii. Kevin asked Justin if he would join the board since he had been at the last few meetings. Justin asked about time commitments and felt like he could be at a majority of the meetings. The board was in favor of him joining the board.
- b. Thistle Removal
 - i. There was a concern about bush hogging the area across from Turfrider because there is milkweed and lots of monarchs have used that area. Kevin is getting a quote on addressing the thistle with some weed killer before it gets big and then they don't need to bush hog the area and it could be cheaper in the end.
- c. Annual Meeting Items
 - i. Vegetation around upper lake
 - 1. The vegetation around the upper lake was brought up as a concern and the board would like to get a few quotes for removing grasses and weeds along the lake .
 - ii. Swing set
 - 1. A concern was brought up about removing the wooden play set and putting in swing set there. The board had suggested getting some quotes and looking at them to do that exact suggestion.
 - iii. People in the gym
 - 1. It has been recommended Boone County Police have access to the gym so they could use the facilities and keep an eye on the gym area. The board was in favor of asking Boone County if they would like access.
 - iv. Dogs
 - 1. There was a concern of dogs being unleashed. Kevin noted he had an owner call about this exact situation and was able to send a violation to the owner. If management knows who the dog belongs to it can be addressed by the association, but we can also send out communications reminding owners about this rule/regulation.

v. Newsletter

1. An owner reported having some newsletters going out to the community as a reminder of rules and regulations. Kevin said that he finds doing an e-mail with the information in front of the owner is more efficient than being in a document where it takes an extra step. If the board has suggestions of what needs to go out once, there are 3 – 4 items that can go out to the community.

VII. NEXT MEETING:

- a. The next meeting will be November 2nd at 6:00 pm. The board may then change to the first Tuesday of the month moving forward.

VIII. ADJOURNMENT:

- a. Seeing no more business, Mike motioned to adjourn, and David seconded the motion. This was approved and the meeting adjourned at 7:39 pm