

STEEPLECHASE

2020 ANNUAL BOARD MEETING

DATE: 9/23/2020

TIME: 6:00 PM

LOCATION: Clubhouse Parking Lot

- I. Call of meeting to order – The meeting was called to order at 6:01 pm
- II. Attendance: Steve Phelps, David Shibilia, Chris Groh, Jason Noble, and Neil Lageman. Representing Stonegate Property Management: Kevin Malburg. Not Present: Darleen Poe and Jay Shelton.
- III. Quorum – The quorum for the meeting was not met with the only 4 homes and the board represented. There was no objection to continue the meeting.
- IV. Approval of minutes of the preceding meeting – Chris motioned to approve the previous annual minutes from 2019 and Jason seconded the motion. The motion was approved unanimously.
- V. President Report
 - a. Steven noted that that this past year the board had done the following:
 - i. Added additional seating around the large retention basin
 - ii. Worked with the associations lawyer and the developer of the new subdivision to make changes to the declaration. The changes updated old language in the document and would incorporate the new homes into the community.
- VI. Other Offices
 - a. There were no other officer reports for the meeting
- VII. Management Report
 - a. Kevin noted that at the beginning of this year there were many violations with trash cans being visible from the street and mailboxes needing maintenance. There were 150 violations at that time and the violations for the year are now closer to a little over 40.
 - b. The board has been exploring options to get sediment removed from the retention basin. They've received quotes from companies, reached out to SD1, brought in civil engineers for quotes and have a person that is certified in sediment removal looking at the retention basin. The board hopes to find someone that is the right fit for the community.
 - c. There have been a few more algae blooms this year, but they've been addressed much quicker from the lake company.
 - d. Double checked the sizes of the new homes by getting the official plans and verifying their square footage was accurate.
 - e. Continue to navigate COVID related issues from the clubhouse, pool, and holding meetings.
 - f. Kevin noted for the finances this past year that:

- i. COVID had impacted clubhouse income negatively, but it also has meant less cleaning and not paying the clubhouse coordinator, so they are offsetting each other right now.
- ii. There is additional \$1,800 in income that has come in as homes in the new development have officially closed with the homeowners.
- iii. There is money that was set aside for clubhouse/pool repairs. Some of that will be used with the new gym door, but there will still be some savings there of about \$1,200.
- iv. There were additional expenses in the additional equipment purchased for the gym. These are not expenses that we anticipate continuing to see.
- v. We have a separate line item that was added for anything additional COVID related for budgeting in coming years. The additional cost of supplies has been around \$800.
- vi. The landscape contract says we are over 2,000 over, but we pay some of the contract in advance for a discount, so that will balance out to \$0.
- vii. We overspent by \$1,000 in additional landscaping
- viii. Legal fees are about 5k over right now due to all the extra work with monument and adding the new development to the association.
- ix. The pool contract is under, but we have not accounted for the additional month of September. There should be a small savings since there is about ten days not used in the contract.
- x. Last year the budget was for \$18,000 to be funded to the reserve, but this year we are trending to have over 42k in there.
- xi. Common Area maintenance which includes lake maintenance (trash pick up, trash removal, drain clean out, change out flags, tree removal, etc) the association is over by about \$2500 so far for the year.
- xii. Overall, there are some savings and loses, but the association is going to have enough savings to pay off the \$7,500 that was borrowed from the reserve to fund the end of 2019 operations.

VIII. Questions of Homeowners

- a. One homeowner brought up the idea of adding a plaque box around the flag at the monument. It could have information in it about why the flag is sometimes at half mast and be educational for residents/kids.
- b. A resident asked about the progress of the walls and if they would be replaced which it could be a year or more before the area down there is ready for walls to go up. Right now the land is owned by the Davis's in and LLC. They are looking to sell the land and don't want to sell it with a monument or easement as a part of it and leave that up to the buyer. The association has also considered doing something of a monument within the community as well.
- c. There was some conversation about the round a bout and the association knew it was going to be two lanes and might take up more of the current entry way into their subdivision than it would for triple crown.

- d. Street signs came up as a concern in the new development. There was an issue with the original installer not having insurance. The association asked Herb if they could buy the new signs from him and have someone else install it. Herb said he would ask him about it and if it would be possible.
- e. A couple of homeowners had concerns about weeds growing up around the retention basin, the Lake Doctors killing the weed banks, and an overpopulation of turtles and muskrats. The board said they would look into how to address the animals and ask Lake doctors about the banks.
- f. A homeowner noted that they had used Aquacide and it had worked really well in their previous community. Kevin looked into using Aquacide and Lake Doctors had said that if it was eating the leaves to the bottom of the lake like the owner described then they were most likely using more than the EPA allows to be put in water ways. An owner noted that the company was probably using what they got more money for using. Kevin noted that in the end if the association wanted to move away from the muck eater and use aquacide that would be an option.

IX. Old business

- a. 3 dead trees by Sheffield and Wexford
 - i. Kevin noted that there were three dead trees brought up at Sheffield and Wexford. Those were removed and at the end of 2019 with exceeding the board waited to 2020 to do landscaping there. Currently there is one tree that did not make it and it is under warranty and should be replaced this fall.
- b. Fee increase
 - i. Kevin noted that there was a thorough discussion of fee increases and those were attached in the packets and are available in the minutes from last years annual meeting.
- c. Reserve Study
 - i. Kevin noted that the reserves study was brought up. Currently this year is looked at a funding year to bring up the reserves and then reserve projects are set to occur starting in 2021.

X. New business

- a. It was brought up that there is a tree in the common area that is down but caught in another tree near the retention basin. A homeowner cleared out some of his land near this area and kids go back there and is concerned that it could break loose at some point and hurt the kids. Kevin said he would have Charlie Brown look into it and get it addressed.

XI. Election of Board Members

- a. Currently there are 4 openings and there is one member that is running for the position, Darlene Poe. Kevin opened the floor for nominations, but no one made any motions. Kevin asked that if members could also write down the names of any members they think would be a good fit for the board so the board could reach out to them. As no one motioned for a nomination to the board, the board will nominate any open positions for the board. Kevin

collected the votes and reviewed them and announced that Darlene had won and that the member's names that were written down would be contacted.

XII. Adjournment – The meeting was adjourned at 6:45 pm