

STEEPLECHASE

2020 MARCH BOARD MEETING

DATE: 3/4/2020

TIME: 6:00 PM

LOCATION: Clubhouse

- I. CALL TO ORDER: The meeting was called to order around 7:05 pm by Stephen Phelps. Prior to this meeting was the special meeting.
- II. ATTENDANCE W/ ROLL CALL: Stephen Phelps – President, David Shibilias – VP, Jason Noble – At Large Member, Darlene Poe – At Large Board Member, Neil Lageman – Secretary, Jay Shelton – Treasurer, and Chris Groh – Community Chair. Community Members - Rick and Stephanie Crane, Herb Kindell, Stacy Owens, Josh Hill, Gary Krohn, Chris McGregan, Austin O’Hara, Stephanie Noel, Jason Wright, Nathan Black, April Unkraut, Jeff Casazza, and Jim Harmeling (possibly a name or two missing). Representing Stonegate Property Management: Kevin Malburg.
- III. OWNER OPEN FORUM:
 - a. Joyce Shibilias inquired about a Bike rack that had been brought up in late fall. The board stated that it got put on the back burner with some of the more pressing issues in the community. They said they would have management look into it and get some quotes.
- IV. Jim Harmeling asked about how far his fence should be from the walking path if he were going to submit an improvement application. The ARB chair Herb said there is not a set space, but there should be some space between both.
- V. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Chris motioned to approve the previous month’s minutes and Jason seconded the motion. The motion was approved unanimously.
- VI. MANAGEMENT REPORT
 - a. Last Month’s Financials will be e-mailed out to the board by March 10, 2020
 - i. Current Account Balances
 1. Operating Account - \$36,007.79
 - a. Prepaid – \$17,275
 - i. Kevin noted that for the first quarter with the prepaid amounts and what would be going into the reserve there should be a little bit of surplus especially since there was no snow removal for this year, so they should be able to pay back some money to the reserve at the end of the year.
 2. Reserve Account-\$22,795.40
 3. 4 CDs at Victory Bank
 - a. Board Members being added
 - b. Victory 6 Month \$12,535.44 - 8/27/2020
 - c. Victory 9 Month \$25,410.53 – 5/27/2020
 - d. Victory 8 Month \$25,204.28 – 2/27/2020
 - i. Steve update – The CD is up for renewal. The current rate is 1.5% for 13 months, but he had been quoted

1.75% and they were going to honor that quote. Currently Mark Transberger is on the account, but he is now off the board. There needs to be a vote to remove Mark from the CD and add David. Steven motioned to remove Mark Transberger from the CDs at Victory bank and to have David Shibilina added to the CDS. Neil seconded the motion. The motion was approved unanimously.

- e. Victory 12 Month \$25,473.61 - 8/27/2020
- ii. Delinquent Accounts –
 - 1. Total Resident Outstanding: \$6,222.70
 - a. Kevin noted that with the current resident outstanding that the amount was inline with where the community was last year.
- b. Management Tour
 - i. Communications regarding school development
 - a. Kevin noted that the board has been reaching out to the school regarding issues they have been having from parking on different streets, ruts in the turf, starting early in the morning and mud/dirt on the streets. Kevin noted that information to reach out to the school would be included. Stacy Owens asked if there was a phone number in it. There has been an issue with trucks and slowing up people getting in and out of the community in the mornings. The wait can be up to 15 minutes. Will there be a phone number so people can call while they are waiting? Kevin stated he believes in the draft he created there was a phone number to contact, but he would make a note to ensure it is in there.
 - ii. Insurance – Charlie Brown
 - 1. An owner had inquired about Charlie Brown working in the community and having the proper insurance. Based on his insurance he is fine to work in the community as long as it is only him working. If he has someone helping him, he will need to get workers compensation. He has been instructed from the board moving forward to do the work himself, get workers comp, or let the board know he can not do a job as it will require more than one person.
 - iii. Using Aquacide
 - 1. An owner had asked about using Aquacide in the retention basin to kill the primrose. Kevin reached out to Lake Doctors and they said it is not effective to use in the retention basin. They stated if you over use it then it would kill the primrose, but the best method to eliminate it is to allow the primrose to come above the water level and treat it with a herbicide that is safe to use in water.
 - iv. Elementary School
 - 1. Name – Steeplechase Elementary and it is still planning to open Fall of 2021.
 - v. Judge Gary Moore
 - 1. Kevin reached out to Judge Moore regarding what the board needed to do to make sure there was another route to the school/a connection to

Chambers. Judge Moore stated he believes it was likely it was going to occur. He encouraged the board to write a letter and send it to his office. From there he said that some petitions would be beneficial as well in helping with the mater getting looked at sooner versus later.

vi. Maintenance Sheet

1. Kevin noted that on the maintenance sheet there was a new item added to use a magic eraser in different areas. Kevin would try to do that on a day he needed to get out of the office. Regarding the door to the gym, Kevin needs to check with vendor as he has not heard any updates regarding a quote. Kevin gathered more information for the monument outside the clubhouse and making some repairs to it.

vii. Violations Sheet

1. Kevin did not present a violation sheet to the board as not much had changed. If anything had changed there were less violations now as people are resolving the issues within the community. A resident raised concerns about not knowing what the mailboxes should look like and they should know ahead of time along with being notified of what the issue is that they need to fix. Kevin noted that there were many violations to go out but would do that moving forward as there are more manageable numbers to oversee. In the newsletter coming out, there will be information provided about the mailbox that people can get, along with pictures, to assist them in making updates to their mailboxes

VII. OLD BUSINESS:

a. Monument Entry Walls

- i. Kevin noted that Herb had provide some information for Jeff Casazza's to review in regard to the entry walls and Nexus overseeing responsibility in part of the wall being maintained. The board will continue to oversee the monument wall and determine who should be maintaining what for it. Kevin asked the board if they wanted a vendor to come in and remove the jockey, horse and lettering from the monument wall as they have started working. Jeff stepped in and stated that he would recommend the board make a decision after talking about the wall in executive.

b. Special Meeting

- i. The special meeting occurred before the regular meeting. This should no longer be on the agenda moving forward.

c. Fence Cleaning Entry way

- i. Herb provided information to the board that the entry group has hired Power Pro Washing to clean up the white fences. They are estimated to begin work sometime at the end of March.

d. Changing Pool Times

- i. Fri & Sat: 9 am – 10 pm: The board elected to make a change to the weekend hours at the pool and allow it to open an hour earlier and close an hour later.

e. Board Member Jay Stepping Down

- i. Board Member Jay Shelton is stepping down from the board but has agreed to stay on until the board can nominate a new member. The board gave him their appreciation for volunteering to assist with the HOA community.

f. Other Old Business?

- i. There is no other old business at this time.

VIII. NEW BUSINESS:

- a. Sediment Quotes
 - i. Kevin presented three different quotes for sediment removal of the retention basin down at the inlet by the large bridge. The board noted that the prices ranged a lot. Kevin stated that it was true and that from the prices the mid-price didn't include how to get rid of the sediment. The highest bid said they would not remove the sediment. The lowest bid didn't have the ability to suck up heavy sediment, but also did not remove the sediment. April Unkraut talked about trying to get the industry across the street to take care of the sediment removal. Kevin noted that a previous board member had said they had gotten them to do it and it was a one-time thing. They said it is possible the board could get them to do something as the runoff is worse than it uses to be. The board decided to table the issue for the time being to consider the matter.
- b. Petition for road extension of Grand National
 - i. Stacy Owens has printed out a petition to get signed by the community to extend Grand National. Judge Moore's office encouraged door to door signing as electronic signatures were most likely not going to work to meet a satisfactory number. Some members asked about making it one way so people can't cut through. Stacy mentioned that is really just to get a spot to be heard and there needs to be a roadway. Not the direction or type.
- c. Enclosures
 - i. The ARB had presented some enclosure options for the board to consider overall. Kevin stated that there was some concern that with some of fences provided that they would violate the temporary structure feature in the documents. The board talked about this issue and what was presented. In the end the board stated that anything would still need to go through the ARB for approval. These would provide some options as to what the board and ARB would be willing to consider. However, seeing them through slats would be a concern and it would need to be a structure that is permanent to the home. Currently there was no vote on what was presented to the board on everything.
- d. Letter to Judge Moore
 - i. Kevin drafted a letter from the board to Judge Moore regarding the extension of Grand National. Judge Moore stated that was what he needed more than anything to continue moving forward with getting this process to occur. The petitions would be an added bonus to everything. Darlene motioned to approve the letter and it was seconded by Steve Phelps. The motion carried unanimously.
- e. Steeplechase Newsletter
 - i. Kevin presented the Spring Newsletter to the board and asked if anything needed to be added or removed. The board stated that at this time there was nothing of concern that needed to be removed or added to it.
- f. Rip rap in areas
 - i. Kevin noted that there were areas that needed rip rap in the community due to erosion. He is going to get quotes together and will provide them to the board soon.
- g. Footer of large bridge

- i. The board had elected to come back in March/April to determine if they could get a structural engineer to look at the footer of the bridge. The board discussed and said to move forward with getting someone to determine how to repair it.
 - h. Social Chair - Garage Sale US 25 – June 4, 5, & 6
 - i. Kevin noted that with no social chair he had received a question regarding doing the garage sale. Generally, it has been held the same time as the US 25 sale that will be June 4 – 6 this year. The board did not have any answers for the board.
- IX. NEXT MEETING: The next meeting will be Wednesday, April 1st, 2020 at 6 pm at the clubhouse
- X. ADJOURNMENT: The meeting was adjourned at 8:05 pm