

STEEPLECHASE
2023 MAY BOARD MEETING
DATE: 5/5/2023
TIME: 6:00 PM
LOCATION: Clubhouse
AGENDA

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:05 pm by David Shibilia
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: David Shibilia, Elizabeth Andres, Mike Blevins, Jon Nettles, and Amy Evans. Not present: Aaron Haubner and Jason Noble.
 - b. Management: Kevin Malburg with Stonegate Property Management
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - c. April Minutes
 - i. David motioned to approve the minutes and Mike seconded the motion and it was approved unanimously.
- III. OWNER OPEN FORUM:
 - a. No one present
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by April 10, 2023
 - i. ii. Current Account Balances
 - 1. Operating Account - 4/28/2023 - \$43,387.36
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 8/27/2023
 - b. Victory 9 Month \$26,122.77 – 5/27/2023
 - c. Victory 8 Month \$26,266.84 – 7/27/2023
 - d. Victory 12 Month \$26,082.47 – 8/27/2023
 - i. GE Credit Union
 - 1. The board voted to approve moving the CDs over to GE Credit Union. It would make the ease of changing board members on them once they come due.
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$9,863.60
 - i. The board noted that delinquency had fallen around 6k from the last meeting as Kevin had noted it should.
 - b. Management Updates
 - i. Update on homes in community – Up to 351 from 305 from new development. 3 remaining.
 - ii. Clover
 - 1. Kevin had sent violations to owners with yards that had a higher percentage of clover in it them versus grass.

2. Jon noted that they could communicate in the fall about putting down a pre-emergent to help prevent clover from popping up in the lawns. Kevin said he would look into options.
- iii. AltaFiber
 1. Kevin had spent a good portion of the day with Altafiber in the clubhouse getting switched over from Spectrum to Altafiber. The TVs are now working, and the internet is active. For users that have been on the network before, they may need to forget the network and find it again (same as before, Steeplechase_5g) and reenter the password (Steeplechase11301).
 - iv. Pool Opening
 1. Pool Opening is still scheduled for May 20th. The door next to the pool has a mechanical issue and the part was ordered and should have been delivered today and will be repaired next week. The other door to the playground equipment is rubbing on the fence. Trying to get that repaired, but need validation from the fire department on how doors should swing first. Signage is up and new metal, semi-permanent first aid box is up. Kevin restocked it and should prevent the first aid box from breaking in the first week of operation.
 - v. Fire Inspection
 1. Pool room repairs have been made (new cover to outlets and cleaned away from the electrical panel 3'). The door exiting the clubhouse is a lever instead of a knob. The biggest hold up right now is do the pool doors need to change the way they open and close. The maintenance person for Stonegate was a fire inspector and doesn't believe that needs to change. He is trying to have a conversation but has been unable to reach the inspector for Steeplechase on it. The meeting is on the 9th of May and Kevin is hoping to have it all cleared up so there are no issues with the door.
 - vi. Landscaping Inspection
 1. Kevin did a landscaping inspection and there are a few items
 - a. Pine tree that is leaning. They were thinking it might be saved, so waiting on inspection to find out if it can be or not.
 - b. There is a pine tree near the entry way that is in poor condition. Looking to have it removed and replaced with a similar tree that is already at the entrance and has been looking good.
 - vii. Carpet Touch ups
 1. Mike found some issues with the carpet where it came up. Kevin reached out to the carpet company, and they had someone come out and make repairs to the those areas.
 - viii. Tree removal
 1. Kevin had reached out to the board to let them know that removal of the dead trees around the walking path were \$200 a tree and the one double tree would be between \$400 - \$500. It just depends on if it's harder or easier than intended.
 - ix. Trespassing
 1. An owner had reached out about some kids trespassing on their property from the condos/apartments and would use their backyard for playing

games. Kevin had suggested that the owner put up no trespassing signs and inform the kids if they still come by to warn them and let them know they will be trespassing and if they come back again unfortunately the police will be called.

x. Exercise Bike Installed

1. The exercise bike was delivered and installed on April 28th.

V. OLD BUSINESS:

a. Additional Street Lights

- i. The streetlights were installed not too long after the last board meeting. An owner had requested a Kid at play sign, but there had not been anything to attach it too previously. They should be able to attach one that goes around the streetlights. The board agreed to move forward with that at this time.

- ii. Kids at Play Sign

b. Winter/Fall Social Event – Movie Night

- i. There was no update at this time. The board also wanted to know if there was going to be a first responder event this year. There was a low turn out with vendors canceling last year that made it a challenging event. David said he would follow up with Skip about it.

c. Asphalt walking path

- i. David had sent out a synopsis of his inspections and thought overall the job done was a good one. Some minor issues, but nothing that related to a deficiency in the work. Kevin asked the board if they were good with approving the payment of the work and the board agreed unanimously, they were ready.

d. Key System

- i. The parts are in to switch the system over to the new one. However, switching to Altafiber from Spectrm created an access issue. The switch needs to occur now with the switch, but there are some missing key fob numbers from the old system. Executive Security is coming down tomorrow to see if they can access them, so everyone is imported to the new system.

e. Barrier along Freeway

- i. David is going to follow up with Judge Moore.

f. Priorities

- i. Lower Lake & Common Areas – Dog Park, Basketball Court, Pavilion

1. Kevin noted that once pool season is underway, he'll look more into getting some pricing for these projects.

g. Feedback on Voting process

- i. Elizabeth was reviewing some options from other associations and was trying to determine what would be the best way to interpret the association documents language on voting. She agrees that it shouldn't be easy to change the documents, but it also shouldn't be so hard that they can't be changed. The board discussed that some communities after so long go down to 51% of ownership to vote and that maybe it's a total of 80% of ownership that votes to the affirmative or against an amendment. She is going to continue looking into other associations documents.

VI. NEW BUSINESS:

a. Kids Room

- i. The table was broken in the kids' room and Kevin thought it might be a good idea to get something different. The board liked something sturdy with 4 chairs and Kevin said he would look for something like that and if the board likes it then they could consider doing the same thing for the clubhouse playroom area as well.
- b. Signs for walking Path
 - i. Right after the walking path was completed there was someone on a 4-wheeler going down it with a small child. The board elected to get some signage up that did not permit them on the walking path. The board elected to go with a red sign with white letters, so it stood out to everyone. Kevin said he would purchase it and get Charlie Brown to install.
- c. Bulletin Board
 - i. The bulletin board at the Gazebo area was damaged and broken. David and Kevin are going to look for something that is more commercial grade with some tinting to it to prevent UV rays damaging the interior as much.
- d. Memorial
 - i. An owner reached out about a Memorial for someone that had passed during construction of the Wexford roadway. The board reviewed this and found out that the deceased was in the community the day before passing but suffered the life ending injury off site. The board thought it was great the community members are looking out for others but thought it might be best for the memorial to be closer to the accident.

VII. NEXT MEETING:

- a. June 1st, 2023

VIII. ADJOURNMENT:

- a. Seeing no more business Dave motioned to adjourn the meeting and the meeting adjourned at 6:55 pm