

STEEPLECHASE

2021 AUGUST BOARD MEETING

DATE: 8/5/2021

TIME: 6:00 PM

LOCATION: Clubhouse

AGENDA

- I. CALL TO ORDER:
 - a. The meeting began at 6:05 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. David Shibilina, James Gribble, Jon Nettle. Representing Stonegate: Kevin Malburg. Not Present: Jason Noble, Adam Bell, and Darleen Poe.
 - b. There is not a quorum for this meeting, so no votes were held.
- III. OWNER OPEN FORUM:
 - a. No one present
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Will be reviewed and voted on at the next meeting
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on July 12, 2021
 - i. Current Account Balances
 1. Operating Account - 7/25/2021 - \$29,590.88
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,661.50 - 8/27/2021
 - b. Victory 9 Month \$25,863.87 - 11/27/2021
 - c. Victory 8 Month \$25,668.19 - 7/27/2021
 - d. Victory 12 Month \$25,634.37 - 8/27/2021
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$8,875
 - b. Jon requested a balance amount that showed how it changes from month to month at each meeting. Kevin said he would make sure to start adding that to the agenda
 - b. Management Updates
 1. Bees/Wasps
 - a. There were bees near the camera and the phone at the clubhouse. Charley Brown sprayed and filled in the areas the wasps were getting into.
 2. Meetings with Carpet Company
 - a. Kevin met with the carpet company out at the clubhouse to determine different products for use in the clubhouse.
 3. Carpet Cleaning
 - a. The carpets in the clubhouse were cleaned today. There were some small grubs in the carpet and as a preventative measure the carpets were steam cleaned.
 4. New Homes

- a. The board asked how many new homes were built out in the community. Kevin looked it up and there are 18 new homes. The board asked that Kevin provide an update on these numbers at each meeting and Kevin said that he would moving forward.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. Kevin noted that he had provided an update from the contractor for the sediment removal through e-mail to the board notifying that rip rap was not used because it might catch the sediment and in hard rains wash the sediment further down into the sediment areas. They also dug large holes into the areas for sediment to collect, but not make it into the larger retention basin. They could not remove sediment from the bank areas due to erosion and guidelines on gradual steepness. Kevin asked if there were any additional questions regarding the sediment removal and the board said there were none. Kevin noted he and not received any further questions and asked if it was okay to approve the last payment of the sediment removal. The board said it would be okay.
- b. 8' Benches – Plaque for Wayne Hampton
 - i. Kevin noted that the new bench is in and is ready to be installed. The board asked if this was the same one that will have the honorary plaque for Wayne Hampton and Kevin said it would.
- c. Plaque Box near Flags – David
 - i. David noted he still needed to work on getting a different option. The board also requested that on future agendas Kevin list out if a board member is responsible for a specific task to list them out on the bullet points. Kevin said that he would moving forward.
- d. Aeration System
 - i. Kevin noted that when he was out in the community, he did not see the aeration system running. He would follow up with Matt at The Lake Doctors. Kevin also had bids on the electrical for the aeration system, but it could not be voted on at this point.
- e. Electrical Around Pool
 - i. Kevin has the quotes for the work around the pool and will send those out to the board to review and try to get a vote and additional information.
- f. Driveway Extensions & Emergency Vehicles
 - i. David had asked Jeff Casazza to join the board around 7 pm to discuss and other changes the board might consider bringing a vote to the community.
- g. Clubhouse Repairs
 - i. Kevin has one last vendor providing a repair/painting quote. They should be getting it to him in the next week.
- h. Clearsite Lots
 - i. The board asked if they had heard anything from Clearsite and Kevin indicated that he had not. They requested that he reach out to them and see if they have plans ready to be reviewed.
- i. Paddle Boats
 - i. Kevin asked if there was any additional discussion on paddle boats at this time and the board indicated that they didn't have anything to discuss currently.
- j. Solar Panels

- i. The board noted that solar panels will be something that will come up in the community, but at this time they do not have any additional items to discuss on it.
 - k. Additional Street Lights – New Section: Jason
 - i. Kevin asked if anyone had gone and determined where they wanted the lights to go to get quotes from Duke. The board indicated that they had not and were under the impression that Jason would be doing it. They asked Kevin to list Jason as the primary person on the next agenda
 - l. Punching Bag - \$250 (Image below)
 - i. Jason had sent over an image and price for a nearly brand-new punching bag. The board is in favor of it but did not have the votes for it. They also wanted to know where it would be going in the clubhouse and recommended having an area that is at least taped off that would be the area an individual would workout in. Kevin asked about if punching gloves would be something they would provide, and the board recommended this be at the user’s discretion to bring their own.
 - m. Tanning Bed
 - i. The board discussed and noted that there were a lot of issues with tanning beds from cost, maintenance, and oversight and at this time wanted to use resources for other areas in the community.
 - n. Beaver and Rat
 - i. Charlie Brown is requesting another week to work on removing the beaver and the board was fine with him doing it.

VII. NEW BUSINESS:

- a. Selling flowers in front of the clubhouse
 - i. The board discussed someone requesting the opportunity to sell flowers out at the clubhouse. The board discussed and there may not be issues if it was during the week, but during the weekends when the pool is open and there are clubhouse rentals, parking can get filled up quickly, so that would not be a time frame that would be favorable. The board indicated that they did not see such restrictions if someone wanted to set something up at the gazebo with approval first.
- b. Ages of people allowed at pool on their own.
 - i. David had an incident where there were 14-year-olds diving at the shallow end of the pool. After the discussion that ensued David noted that perhaps allowing 14-year-olds without oversight was not the best option for the pool. David recommended increasing that age for the community.
- c. Insurance – Umbrella Policy
 - i. Kevin reviewed the insurance policy for the community and did not see an umbrella policy for it. Currently the community has a 1-million-dollar coverage policy. However, if there were to be an accidental death at the pool those settlements can exceed that amount. Auto-Owners presented a policy for a 1-million-dollar rider that included the pool, so the association has a total coverage of up to 2 million. The amount for the umbrella is \$948 a year. No vote could be held but the members present were favorable to it.

VIII. NEXT MEETING:

- a. The next meeting is scheduled for September 2nd, 2021

- i. Kevin wanted to discuss the next meeting since September tends to be the annual meeting. The normal meeting is scheduled for September 2nd, but that is the Thursday before Labor Day, so a lot of owners may be leaving or in the process of leaving for a vacation and may not be optimal for an annual meeting. The board requested Kevin send out an e-mail to the board to discuss dates for the annual meeting.
- b. October 7th Kevin is not available for the meeting.
 - i. The normal meeting date for October 7th is a date that Kevin will not be available and with a new board voted on at the annual meeting this may not matter as the meeting may get moved, but Kevin wanted to let the board know in advance of the conflict.

IX. ADJOURNMENT:

- a. Seeing no more business the meeting was adjourned at 6:49 pm

