

STEEPLECHASE
2022 JULY BOARD MEETING
DATE: 7/7/2022
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by David Shibilis
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: David Shibilis, James Gribble, Jason Noble, Jon Nettle, Mike Blevins, and Adam Bell
 - b. Owners: There were four to five different owners in attendance
 - c. Representing Stonegate: Kevin Malburg
- III. OWNER OPEN FORUM:
 - a. There was a question about some damage that had occurred to an owner's property from the water company. The board recommended that they reach out to the water company.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. David approved the minutes and Mike seconded the approval. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by June 10, 2022
 - i. Current Account Balances
 - 1. Operating Account - 6/30/2022 - \$33,856.08
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 8/27/2022
 - b. Victory 9 Month \$26,122.77 - 8/27/2022
 - c. Victory 8 Month \$26,266.84 - 11/27/2022
 - d. Victory 12 Month \$26,082.47 - 4/27/2023
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$3,140
 - b. Management Updates
 - i. Update on homes in community - Up to 339 from 305 from new development. 14 remaining to be built.
 - ii. Monument lights in pool equipment room
 - 1. Kevin noted that the monument lights in the pool room from the old monument needed to be moved and was not aware of another location for them to go into. The board discussed other options for the lights and noted that unless they had a wall that was of a similar size that the large lights would not necessarily go with the new monument. The board agreed to have Charlie Brown get rid of the lights. The board still has the Jockie and letters from the monument.
 - iii. HVAC Filters
 - 1. Kevin changed out the HVAC filters for the clubhouse and gym.
 - iv. Fence repair - Winchester

1. A homeowner reported some damage to their fence from the landscaping company doing repairs to the common areas. The landscaping company was out there within the week and looked at it and should have repaired it about a week later.
- v. Telecommunication box on Grand National Fixed
 1. Kevin had tried to fix the box between Turfrider and Winchester. He ended up getting ahold of Cincinnati Bell and they were able to address it within the next week.
- vi. Rubber mulch ordered
 1. The rubber mulch was ordered and should be delivered sometime next week.
- vii. Hinges
 1. One of the hinges completely cracked through and was broken right before the 4th of July holiday. Kevin had the Stonegate maintenance person place a temporary hinge on the pool door and they will be looking at replacing all the hinges with commercial grade hinges on the pool doors, so no other hinges break in the future.

VI. OLD BUSINESS:

- a. Sediment Removal Area
 - i. Kevin is following up with Ground Systems to make sure this area gets addressed with mowing and some turf care moving forward.
- b. Additional Street Lights
 - i. Kevin had heard from a homeowner about the streetlights and that they had heard from the county person overseeing it. They had directed them back to Duke and Kevin provided that to them but had not heard back from the owners. It seems like the county pushes back to Duke and Duke pushes back to them. The issue being that the county wants some expensive surveys done. Duke doesn't want to do that and doing anything in yards is going to require easements not established. Jeff asked the board if he should reach out and see if he can get some more information on if they can offer alternative options. The board approved him to investigate.
- c. Aerator noises – Cover for box
 - i. David wanted to look at the cover for the aerator and see if that was a good solution to dulling the noise from the aerators and was going to reach out and let Kevin know.
- d. Moving Box at Gazebo
 - i. The board liked the box that was moved from the Gazebo to the bushes. Kevin noted that your eyes are drawn to it now with where it is located.
- e. Gym
 - i. The Abdominal and lower back machine from Exercise and Leisure is priced at \$3,654, which includes a 10-year warranty and the old equipment disposed of in that cost. Jason noted the pricing for this machinery is about the same across the board. The board approved unanimously to purchase the equipment. They asked for Exercise and Leisure to also provide a quote on improving from Exercise and Leisure. Includes removal and disposal of the other equipment.
- f. New Pool

- i. The board reviewed some questions about the possibility of a new pool, and they agreed that they wanted more concrete answers on figures for a new pool and what it would cost to communicate to the community. Kevin said he would reach out to an engineering company and see if they could get some figures for the work, they would have to do in determining a new pool location.
 - ii. The board also discussed a hybrid pool option for owners where the pool is inground, but a portion might be above ground either due to grading or putting a concrete pad around the pool area. Jon, Jason, and Michael were going to look at the logistics of doing something like this and what the language could read so the board could review and create guidelines for the ARB to follow.
- g. Best Lawn Communication
 - i. Jon Nettle had gone around and reviewed all the lawns and had the lawns narrowed down to a top 5 for the rest of the board to review and determine the overall winner. The board was going to get together after the meeting and review the top 5.
- h. First Responder Day – June 18th
 - i. The first responder day went over well from what the board said about the event.
- i. Trash along pond banks
 - i. Kevin noted that the pond banks looked good when he was out there doing his walk around the pond today. He'll continue to monitor and ask Charlie to address as needed.
- j. High Grass along pond banks
 - i. Kevin looked at the banks and asked the board what it wanted removed. There were things like blackberry bushes and milkweed that were beneficial for different animals and insects. The board was fine with them staying, but all small trees and weeds that didn't belong they wanted removed.
- k. Bush hogging along Grand National (Lower Lake and Across from Turf Rider)
 - i. This was signed and approved to be addressed from across from Turfrider.

VII. NEW BUSINESS:

- a. Alta Fiber
 - i. Alta Fiber is doing an upgrade to the community and setting it up for Fiber. Unfortunately, utility companies don't communicate to the board or the management company when they are going to do work because they don't need permission to do work in the easement areas. That was the case in this situation. Jon did find out that Joanne at Core Risk with Alta Fiber could be contacted with damage at 1-800-887-8880. Kevin said he would send that out to the community along with some other updates to the community.
- b. Extending the pool season
 - i. The board said they would look at the weather near the end of the pool season and if it is still warm look at extending the pool season for 1 or 2 weeks.
- c. Vending Machine for Pool
 - i. Kevin noted that a vending machine for the pool wouldn't be something that could be serviced by a company since it would not bring in enough revenue. If they board wanted to purchase a vending machine and place it in a location they could do so, but would need to consider how repairs would be completed, how it would get stocked, etc. Michael asked if there was a water fountain in the pool

area and Kevin noted there was not. Michael said he would look into some options for placing a water fountain over in that area.

- ii. Mike brought up at the end of the meeting including some discussion for a Halloween or Christmas event this year. Kevin said he would put it on the agenda.

VIII. NEXT MEETING:

- a. August 4th – Clubhouse

IX. ADJOURNMENT:

- a. The meeting adjourned at 7:15 pm