

STEEPLECHASE
2022 JUNE BOARD MEETING
DATE: 6/2/2022
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:03 pm by David Shibilia
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board Members: David Shibilia, Jon Nettle, James Gribble, and Michael Blevins
 - b. Representing Stonegate: Kevin Malburg
- III. OWNER OPEN FORUM:
 - a. No one present
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Jon motioned to approve the May 2022 minutes and David seconded the motion. It was approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by May 10, 2022
 - i. ii. Current Account Balances
 1. Operating Account - 5/27/2022 - \$35,274.22
 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: \$6,665
 - b. Management Updates
 - i. Update on homes in community – Up to 337 from 305 from new development. 17 remaining.
 - ii. Irrigation breaker
 1. Kevin is going to double check the irrigation breaker to make sure that it is not tripping with all the rain up at the clubhouse.
 - iii. General Exterior Care
 1. Kevin had made the board aware the previous week that there was a home that had not mowed its lawn in some time. He was going to have someone mow it and charge it back to the owners if not addressed by this meeting, but it had been mowed.
 - iv. Dip on Wynfair reported
 1. A homeowner reported a dip on Wynfair Dr. Kevin reported it to Boone County Public Works. Kevin is not sure if they will address much of it right now while there is still a lot of building going on at the end of Wynfair and Crips Ct.
 - v. Detention Area on Wynfair

1. Kevin found the easement location on the lot so landscapers can go back there and mow the detention area about one time a month. They should have a contract back to Kevin shortly.
- vi. Clubhouse Shutters and door painted
 1. The front doors and shutters were changed from green to a gray to match the color scheme of the building better.
- vii. Pool Opening
 1. Kevin had sent out two different e-mails regarding the pool opening. He reported on how owners could test their fob before opening and if they had paid a fee late that they would need to let Kevin know so he could activate their key fobs. He had a decent number of owners reach out prior to opening, but still had some reach out that weekend and this week. Unfortunately, there is not a way to be alerted to a payment that brings an owner account current so we can go in and reactivate the fob.
- viii. Asphalt repairs
 1. Kevin had reached out to Riegler and it sounds like they will be doing a lot of the asphalt work all at one time.
- ix. Rope for pool
 1. Kevin was going to double check at the end of the meeting to make sure they have a rope for the pool. He had asked the pool company about it earlier in the week but looking at the pool it was not in the pool.
- x. Light on fence out
 1. The light that is out was fixed recently by the electrician, so Kevin will have him come out and check to see if there is a short or different issue with the fixture.

VI. OLD BUSINESS:

- a. Open Board Positions
 - i. Kevin presented the three rubber mulch quotes for the playground areas
 1. Charlie Brown - \$2,200
 2. Ground Systems - \$3,455
 3. GroundsPro - \$3,700
 - ii. The board approved going with Charlie Brown to restock the rubber mulch in the playground areas. This includes the older playground set and the newer one.
- b. Sediment Removal Area
 - i. Kevin walked this area and saw that there were a lot of large weeds in this area. The lake company had talked about reseeding his area, but it did not look like they had and would be following up with them on it.
- c. Additional Street Lights
 - i. Kevin reached out to Jeff about following up with the county on the streetlights. Jeff was out on vacation when Kevin passed on the request, so it might take a little bit of time for him to address with the county.
- d. Aerator noises – Cover for box
 - i. David requested that they try a cover on top of the aerator system to see if that helps reduce the noise volume to a lower level. Kevin said he would ask Charlie to put something over it and they could test the volume before they actually
- e. Moving Box at Gazebo

- i. Kevin said he would give this task to Charlie to do this coming month. Kevin has been keeping Charlie busy this year and is trying to parse out the work a little at a time to not overwhelm him and make sure everything is getting completed before getting something new.
- f. Gym
 - i. Ab machine – Ab and lower back machine - \$3,654 from Exercise and leisure. Includes removal and disposal of the other equipment. Waiting on Jason to see if he has a different price/product that could go in the gym.
- g. Carpet in gym
 - i. Exercise and Leisure said they could price it out, but the largest costs will be due to the labor of moving all the equipment. They suggested waiting till some of the major pieces get replaced and putting in the rubber flooring. The board asked Kevin to get pricing for just installing the rubber flooring (board would move equipment for install) and then a price for the company moving and installing.
- h. Pool opening
 - i. Kevin asked about opening and the board reported it went smoothly and that the e-mails seemed to make sense that Kevin had sent out.
- i. New Pool
 - i. Kevin presented the board with a suggested survey to send out to the community about building a new pool. The board reviewed it and made some suggestions, but also talked about adding additional questions. The board decided they would review and get back with Kevin with suggestions.

VII. NEW BUSINESS:

- a. Best Lawn Communication
 - i. This is just a version and not official: Each month starting in July there will be a yard of the month awarded to an owner in the community. You can nominate yourself or a neighbor. This will incorporate the overall general care and look of the front yard. Landscaping features in the yard will also be reviewed in the overall yard care. For nominations e-mail Kevin at kevin.malburg@spmhoa.com with the address you are nominating, and the board will review the nominations. Rewards for best yard will be ... This winter the board would also like to give an award (s) for the best decorated house for the winter holiday.
 - ii. The board made some suggested changes like the reward of \$150 gift card, judging at the end of the month, and would occur for June, July, and August. Kevin said he would draft a new e-mail and send to the board to review before it went out.
- b. First Responder Day – June 18th
 - i. Bircus Beer was confirmed since Braxton was already booked for other events that weekend.
 - ii. Port a potty was ordered from Gotta – Go and would be there in the same location as last year.
 - iii. Juneteenth is on the 19th and the same weekend as the first responder weekend event. An owner asked about putting a yard sign up at the event. They wanted to celebrate the weekend, but not detracted from the event. The board discussed the event and the signage and with it being the same weekend felt that it would

be appropriate that some sort of signage be allowed. The board asked Kevin to have the owner provide what it would say/a picture since it would go in the common area to make sure everything was appropriate.

- c. Trash along pond banks
 - i. Charlie periodically cleans up the shores. Kevin asked the board if he wanted him to do it more often. Charlie tries to monitor and not do it too often because it's an extra charge the association.
 - ii. Michael asked about getting all the lower lake cattails cleaned out. The board did not object to it being done and Kevin said he would reach out to the lake company to get it addressed.
- d. High Grass along pond banks
 - i. Kevin had a report about the tall grasses around the pond, but Kevin looked at them and they are the normal heights that they have always been when allowed to grow. The board had talked about having Charlie cleaning up the banks and removing some of the weeds/trees along the banks to make it look more uniform and Kevin would ask him about doing it.
- e. Underground Cable cover on Grand National
 - i. Kevin looked at this area and there is a large black plastic container, and it might fit in there and allow the cover to go over it, but Kevin could not maneuver it in a way to make it fit. Kevin believed that Cincinnati Bell had been out there running lines to the school, so he would see if they would come out and fix the area.
- f. Bush hogging along Grand National (Lower Lake and Across from Turf Rider)
 - i. There was a request to get the area bushhogged. Kevin reached out to the landscapers and asked about getting it bushhogged two times a year like the lower lake to keep it consistent. It had been bush hogged once last year in the fall for the first time

VIII. NEXT MEETING:

- a. July 7th – Clubhouse

IX. ADJOURNMENT:

- a. The meeting was adjourned at 7:35 pm