

STEEPLECHASE

2020 JULY BOARD MEETING

DATE: 7/1/2020

TIME: 6:00 PM

LOCATION: Clubhouse Meeting

- I. CALL TO ORDER: The meeting was called to order at 6:04 pm
- II. ATTENDANCE W/ ROLL CALL: Steve Phelps, David Shibilina, Chris Groh and Jason Noble. Joyce Shibilina was in attendance and representing Stonegate Property Management is Kevin Malburg.
- III. OWNER OPEN FORUM: No questions came up from open forum.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Chris motioned to approve the previous minutes and Jason seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials will be e-mailed out to the board by July 10, 2020
 - i. ii. Current Account Balances – Kevin noted that there was a large decrease in the operating account since the reserve account was funded for the last two quarters.
 1. Operating Account - \$24,213.07
 - a. Prepaid – \$27,814.30
 2. Reserve Account-\$44,037.37
 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 – 2/27/2020
 - d. Victory 8 Month \$25,204.28 – 10/27/2020
 - e. Victory 12 Month \$25,473.61 - 8/27/2020
 - ii. Delinquent Accounts –
 - a. Total Resident Outstanding: \$5,995.00
 - b. Management Tour
 - i. New Homes being built
 1. Kevin had received a concern that the homes being built were too small. The board asked Kevin to go to the building department and pull the plans of the homes. The three homes that Kevin pulled were all within in the guidelines set in the declaration.
 - ii. Maintenance Sheet
 1. Benches
 - a. Kevin looked at the bench that is to be the honorary bench and noted that it looked heavy. Chris and Jason said they should be able to move it to where it should go in the community. Kevin was not entirely sure where the board wanted the new benches and Jason said he would send a picture of where they should be going.
 - b. Kevin is going to order 3 new umbrellas for the pool area as some were damaged and needing replaced.

- iii. Concrete Pool Repairs
 - 1. The pool had some small repairs made for the opening. Kevin is working to get quotes for repairs to be completed once the pool season closes.
- iv. Violations Sheet
 - 1. Kevin noted that the number of violations has slowly been decreasing to a reasonable level. Kevin had been adding some new violations when he is out, but mostly focusing on what violations were still open and if they had been addressed.

VI. OLD BUSINESS:

- a. Monument Entry Walls
 - i. The board is continuing to negotiate with Em-A-Non.
- b. Sediment Quotes
 - i. SD1 - Matt
 - 1. Kevin reached out to Matt from SD1 and Matt recommended that the best person to talk to was Andy from SD1.
 - ii. Civil Engineers
 - 1. Kevin noted he had not had a chance to reach out to civil engineers in the area to see if they could provide a quote for sediment removal at the retention basin.
- c. Enclosures
 - i. Kevin has been telling people that have been requesting enclosures that they should have a concrete base, be made of wood that is no bigger than 4', and that the coloring should be something that matches the house or the trim.
- d. Rip Rap Areas
 - i. Kevin noted he needs to follow up with Evans Landscaping about a timeline regarding when the rip-rap is going to be installed.
- e. Gym Opening
 - i. The gym opening has gone well. The hand sanitizer is getting used but is being used too quickly. The wipes are getting used, but people are not going through them as quick that they have run out.
- f. Clubhouse
 - i. The clubhouse is still closed for rentals. Since at events people need to social distance, can't be eating/providing food, and must wear face masks it seemed like this would put limitations on how the clubhouse could be used and would be difficult to monitor and for patrons to observe. The board as decided to keep the clubhouse closed at this time.
- g. Pool Opening
 - i. Joyce brought up there were some issues inside the pool like the coping edges and the caulking on the inside of the pool. The Shibilias said they would be providing some pictures to help with getting quotes.
 - ii. The board also discussed opening the pools earlier in the morning with the limited season. The recommendation was to open at 9 am. The board approved the motion unanimously.
- h. Speeding Letter – County Board
 - i. Kevin noted that he had not received any further feedback on the speeding letter for the community. The board discussed the speeding that was occurring. They

talked about if it would be possible to add a stop sign along Grand National somewhere to help reduce the speeding. Kevin recommended asking the construction site to have a stop sign right as they left the construction site so there were no ordinances needed. The board talked about this, but there was no resolution

- i. Lake Grass Clippings
 - i. There have not been any more grass clippings that have appeared in the retention basin.
- j. Sheds
 - i. The board reviewed the shed amendment recommendation from a homeowner and at this time have decided to not pursue such an amendment to the declaration.
- k. Responder Thank you – June 27th
 - i. The first responder event was a big hit around the community.
 - ii. Chris requested \$30 reimbursement of gas for getting the picnic tables for the event and helping to get events set up. This was approved by the board unanimously.
- l. Other Old Business
 - i. There was no other old business at this time.

VII. NEW BUSINESS:

- a. Annual Meeting
 - i. Kevin talked about the annual meeting. Stonegate can provide a PA system for \$50 if the board wants to hold the annual meeting outside. Generally, there is not a huge turnout, but you never know how a turn out will be and you don't want to turn away residents if you run out of space you can social distance in. The board is looking tentatively at a September date for the Annual meeting.
 - ii.

VIII. NEXT MEETING: Tentatively – August 5th, 2020

IX. ADJOURNMENT: The meeting adjourned at 7:00 pm