

STEEPLECHASE

2022 SEPTEMBER BOARD MEETING

DATE: 9/29/2022

TIME: 6:00 PM

LOCATION: Clubhouse

AGENDA

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board Members: David Shibilia, James Gribble, Jon Nettle, Adam Bell, and Jason Noble. Not Present – Mike Blevins
 - b. Representing Stonegate Property Management – Kevin Malburg
 - c. Mr. and Mrs. Adkins, April Unkraut, Chris ‘Skip’ Groh, Amey Evans, Nanyc Collins, Kyle Lynn, Joyce Shibilia, Sheryle, Patty Baily, and Bernice Baily.
There were another 5 to 7 members that joined throughout the meeting in person.
There were around 5 members present online through Microsoft teams.
- III. OWNER OPEN FORUM:
 - a. Small prayers to Mike Blevins and his family. His son was in an accident recently and is helping his son in his recovery.
 - b. The board asked for non-amendment questions
 - i. There was a question about when the monument wall was going back up. The board reiterated there is no property to build on at this time. No one is willing to sell land for something could go on it. Other areas within Steeplechase do not make logistical sense or there isn’t enough room to put one in.
 - ii. Parking on Winchester – Issue from Goldcup to Grand National Blvd. – Kevin noted that they had reached out the county and they came out and investigated and did not deem there an issue to create no parking on the other side of the street. Kevin encouraged owners to call in as well if they are concerned because the HOA is only one voice.
 - iii. An owner noted that over in Triple Crown an owner was going to call the police because they were in the community there without a lanyard. Back in the day they did the same thing. Is that something the association could look into. The board noted it would be something that would be hard to enforce but could investigate possible options.
 - iv. An owner noted they had someone cutting through their lawn to the lake. They wanted to know if they could put a sign up. The board noted that there is signage that is allowed for homeowners to put up if they wanted to state people are trespassing or to beware of a dog by entering their yard.
 - c. For the amendments the board went through the amendments one by one. There was a lot of conversation in areas and the points brought up were addressed overall to make the minutes more concise:
 - i. ARB wording

1. The board noted that they were in a situation where a homeowner appeared to be trying to avoid the 30 days of having a meeting with the ARB and they would automatically get to have their improvement approved. The wording would allow this to change and that a mutual meeting would be needed. The community did not have any concerns about changes to this item.
- ii. Accessory Building
 1. The community members that were present were vocal in that they were not in favor of the accessory buildings. There were a few members online that were in favor of it. The community talked about how it would be enforced and that future ARBs may not choose to enforce it and then it would fall onto management to oversee it. Kevin noted that he would not be going onto anyone's property to review an accessory building each year and had made that known to the board. Owners brought up concerns about people not using the storage unit or running out of space and putting things behind the building/along side of it. Another owner asked about property values and how they might be affected. They had personally seen associations with the accessory buildings bring down values of the community.
- iii. Votes
 1. The ownership discussed voting in the community. The legal opinion currently for the association is that those that attend the meeting to vote for the amendment would be the votes that counted. A large portion of the ownership contested that it should be 80% of the total membership that votes in an amendment. The membership talked about proxies and how that would make it possible to obtain 80% votes of the membership. Kevin noted that there were some by-laws sent out that were updated, and the board was hoping to get voted on. The by-laws give a lot of direction on proxies, but the documents that are recorded do not give any power for proxy voting which would make the voting more cumbersome. The by-laws do appear to be recorded and could not be obtained through a records search. The owners asked about possibly getting the bylaws figured out first before doing anything else with the amendments.
- iv. Vicious Dogs
 1. Ownes recommended some language changes. Possibly noting that a vicious dog is a 'court deemed' vicious dog. Ownership was also concerned about a guest only allowing their dog to stay for 14 days. Ownership also recommended limiting breeds in the community.
- v. Trash Can Enclosures
 1. The boards were changing the language, so owners were not required to have an enclosure. One owner brough up that they have a hose hookup in their area from the new home builds so they couldn't build an enclosure due to the language about no hoses being allowed in the enclosure area.
- vi. Commercial Vehicles

1. Owner noted that her husband is a police officer and when this was brought up the department laughed and said they wouldn't fill out anything like what was presented. The board noted they have not enforced anything against first responders, but this would allow them to park in accordance with the documents on the driveway along with other owners that were first responders.
- vii. Solar Panels
 1. There was some minor discussion on where solar panels would be allowed. The board noted that they would allow them only on back of homes and on front if there was a study done that they could not get enough energy from the back of the home and then it would allow panels on the front of the home. Herb, ARB member noted this seemed in line with what they are seeing across the country.
 - viii. Owner asked about getting it so no invisible fence would be allowed in the front yard. Most owners present noted they didn't see an issue and should be addressed with the owner if they are not using their fence or ensuring their dogs are not on property. The owner that brought it up noted that a particular owner has had issues where a postal worker has been changed, packages not getting delivered, wifi goes out and affects the invisible fence, and there are no warning signs about a dog being out front.
 - ix. There was a question about running for the board and the board noted there are 4 spots open on the board. Most board members have families and are able to balance their work and family fine with what they need to do for the association. Meetings are monthly for the association.
 - x. Overall the board thanked the owners for the feedback and would take what was provided to them and try to come to some concession on what should be done moving forward with the amendments.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
- a. The board approved the minutes unanimously
- V. MANAGEMENT REPORT
- a. Last Month's Financials were e-mailed out to the board by September 12, 2022
 - i. Kevin noted that he was on vacation and the minutes went out on the next available business day when he was back in the office.
 - ii. Current Account Balances
 1. Operating Account - 9/23/2022 - \$28,332.61
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 2/27/2023
 - b. Victory 9 Month \$26,122.77 – 5/27/2023
 - c. Victory 8 Month \$26,266.84 – 11/27/2022
 - d. Victory 12 Month \$26,082.47 – 4/27/2023
 - iii. Delinquent Accounts
 - a. Total Resident Outstanding: \$4,749.70
 - b. Management Updates
 - i. Update on homes in community – Up to 345 from 305 from new development. 9 remaining.
 - ii. Cleaned out Pool and Gym Storage room - Kevin
 - iii. Cleaned up vegetation around detention basins – Charlie Brown

- iv. Paths and seal coating completed – Riegler Asphalt
- v. Cleaned high vents in clubhouse - Kevin
- vi. Replacement Gym Door Ordered - Kevin
- vii. Light in shallow end fixed – Pool Company
- viii. Hinges – Need different commercial sizes for pool doors – SPM maintenance working on a solution
- ix. Landscaping in community
 - 1. Wooded Knoll overgrown path – Charlie cut back as much as possible
 - 2. Clubhouse – Bare area, tall grass, Dead Bush, and trimming Bush (Requested quotes from landscaping company).
- x. Home Maintenance from no repairs
 - 1. There was a home that had not performed maintenance to their front yard in 30 days and that was all completed by Charlie Brown and will be charged back to the owner.

VI. OLD BUSINESS:

- a. Additional Street Lights
 - i. The county was not allowing the original streetlights the board had approved to go at the end of Wynfair. The county wanted them to go into owners’ yards but doing so required easements. The association asked for the breakaway version quote and submitted to the county, and they said they would be approved. It costs an additional \$3,000 for a total of \$10,511.40. The board approved this unanimously.
- b. Aerator noises – Cover for box
 - i. The cover for the box was fitted and completed in the last couple of weeks.
- c. New Pool
 - i. An owner inquired about a new pool and Kevin noted that he did not have any additional information at this time. The last request was to find out if there could be some renderings and if any of it could be completed with minimal cost.
- d. Best Lawn Communication
 - i. Kevin reminded the board needed additional votes for the lawns
- e. Extending the pool season
 - i. The board approved extending the pool season 1 week longer permanently.
- f. Changing Table
 - i. Changing table was put up in one of the pool bathrooms per the request of a homeowner.
- g. Winter/Fall Social Event
 - i. There was a question about Santa showing up again and the board noted that their normal Santa was not available anymore. They were looking at possibly doing a fall event.
- h. Request to open pool earlier with school ending sooner
 - i. The board approved opening the pool season 1 week earlier.

VII. NEW BUSINESS:

- a. Request Trailers Stay out Longer
 - i. A homeowner requested that there be a time period for trailers to be on lots. The board said they would take that under advisement.
- b. Empty Lot mowing

- i. Kevin had reached out for three bids and received one for \$50 a lot before tax, another owner declined the work at this time, and the current vendor came in at \$31.80 per lot. Overall, staying with the current vendor with their discount rate would only increase the mowing costs by \$350 for the year. Currently, there is interest in building on the Turfrider and Grand National corner which if that occurs would bring down the landscape costs for next year. The board approved staying with the current vendor.
 - c. Grounds Systems
 - i. Ground Systems had a one-year contract with Steeplechase which Kevin had thought was a 3-year contract originally. They submitted the contract for 2 years and only were doing a 6.6% increase where the rest of the landscape industry is around 10% to 15% increases. They just recently did a fuel surcharge in July when most companies had initiated those back in April. The company seemed very reasonable for the contract. The board agreed that this was a good rate for the association and agreed to approve the contract.

VIII. NEXT MEETING:

- a. The next meeting will be an annual meeting. The board confirmed that they will only be voting on the new board members for the association at the next meeting. The meeting is scheduled for Thursday 10/20/2022 at 6:30 pm

IX. ADJOURNMENT:

- a. Seeing no more business the meeting adjourned at 8:10 pm