

STEEPLECHASE
2019 MAY BOARD MEETING
DATE: 5/8/2019
TIME: 5:00 PM
LOCATION: Clubhouse

- I. CALL TO ORDER: The meeting was called to order at 5:02 pm.
- II. ATTENDANCE: Steve Phelps, Chris Groh , Mark Tranbarger, Jim Harmeling, Sonya Havel, Jay Shelton, and representing Stonegate Property Management Kevin Malburg. Not present is Kevin Smith. A number of community members were present as well.
- III. OWNER OPEN FORUM: Steven opened the floor to the community to get feedback on their concerns on what is occurring in and around the community. Stacey Owens asked the board what information the board or the management company has regarding the school that is going to be built in the community. Kevin stated that at this time there has not been anything formally shared with the board. Stacy Owens said that she spoke with the Architect today and knows there is a lot of hearsay going around and false information on Facebook and other places. Steve invited Stacy to share the information to clear up false information that is going around in the community.
 - a. Stacy said that the school is planned to open in 2021. The plans at this time are not finalized and at the June school board meeting there would be a vote for the finalized plans. The Architect didn't have any plans for Wynfair, so that would mean there is no connecting road there. Grand National will extend to the school and at some point, it will extend to connect Chambers, but there is no timeframe yet. Thornwilde has only one way for the first 6 years and the traffic was terrible. The community needs to support a second exit sooner versus later. There will be a roundabout at the entrance to Steeplechase. People are saying there will be 50 homes extended into Wynfair and not sure how they will fit 50 homes in that area. People on Facebook need to calm down and would recommend a petition to get a second exit.
 - b. Steve Phelps asked about the school size and it is supposed to open with approximately 600 kids. This school is supposed to help with overcrowding at Collins and Thornwilde, which are not high performing schools.
 - c. Chris Groh – Thirteen homes that are being built were always supposed to be a part of Steeplechase. The board was approached by the developer about having the other thirty-six homes be a part of the association. The board approved to incorporate those into Steeplechase since it would give control over what went there and the developer not choosing to build low-end housing.
 - d. Old Board Member – I'm an old board member and I'm not sure how they can do what they need to do there, but they have been going around the regulations from the beginning because there is a dam from the upper lake to the lower lake and you need to have an extra entrance/exit incase it fails. Not sure the dam can take all the extra traffic. The Association shouldn't be responsible for the repairs to this, it needs to be the county.
 - e. Chris Groh – The board asked for a park or a pool for one of the lots, but the developer wasn't willing to provide any amenities.
 - f. Community Member – Is there a way to go through the Southerlands?

- i. There are a lot more turns in there, so it's possible, but unlikely and it still leads to a lot of traffic over Grand National.
- g. Community Member – Recommend getting a petition going and try to get on the agenda for the School Board meeting and present to the board. Need to determine if there is a deadline for getting on the agenda for the school board.
 - i. Should this be something that goes out electronically to everyone? A number of residents in the community ended up volunteering to go around and get petitions.
- h. Community Member - Has anyone seen the proposal for the school? Board member – The school never came and talked to us (HOA) about it.
- i. Community Member - There was a question as to what land was purchased. On the PVA you can see the plots the school has purchased. Makes sense to have other access points. It's a long weird stretch and it's hard to see how they are building a school there even with New Haven having a second access point, the traffic is a nightmare.
- j. Community Member – I substitute at Collins. They have real challenges there. This is what politicians want to do is blend communities.
- k. Community Member – Boone County let the schools get so big and now it is an issue and they have to push and shove to do something.
- l. Community Member – When are the school board meetings? Usually the second Thursday of the month. This next vote would be June 13th.
- m. Community Member - With all the construction the water flow into the lake could be a big concern and they need to make sure they have good drainage.
- n. Community Member – My daughter teaches at Collins and I substitute teach there. If you mix the kids together and then don't think those parents will be happy. Very different atmosphere. Not sure what it will be like.
- o. Community Member – There should be a baseball field at the school and the association should have access to it. Answer – There likely won't be one. If anything, there will be a playground. It'll be at your own risk on non-school hours for use.
- p. Community Member – Have the schools thought about adding on versus building new? Answer – It would be challenging.
- q. Community Member – I was shown the 2006 plans that had another access point to Wynfair. Need to communicate and push for a separate entrance.
- r. Seeing no further discussion about the school some other questions arose:
 - i. Flowers at the island and monuments – Community member – There is nothing there at the island and the monuments are just very bland. Can't there be anything more done to it? Answer – The easement group oversees this area. The thought with the construction coming through and removing some this area has stopped the process of anything occurring in the future. Board – We can look to see if anything can be done.
 - ii. Community Member - At the entrance there are direction signs that are not put up. Can you get the county to put those back up? Board member – The county has been contacted and they have told us to leave the signs where they are located currently.

IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Chris motioned to approve the minutes and Sonya seconded the motion. The minutes were approved unanimously.

V. MANAGEMENT REPORT

- a. Last Month's Financials

- i. ii. Current Account Balances
 - 1. Operating Account -\$35,031.42
 - a. Prepaid – \$26,282.50
 - 2. Reserve Account-\$49,048.05
 - 3. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,500 - 2/27/2020
 - b. Victory 9 Month \$25,410.53 – 5/27/2019
 - i. With this CD coming to maturity the board needed to decide what to do with the CD. One member asked about the total reserve balance. Kevin stated it was around \$137,000. He said he thought was kind of low to what he had known. The board said it had been that way for a while now and older minutes might state if there was a large change over a period of time or not. The board commented that there had been some reserve money spent recently for playground equipment. The board voted to roll over CD to the next year from a motion by Mark and seconded by Chris. The motion passed unanimously.
 - c. Victory 8 Month \$25,204.28 – 7/27/2019
 - d. Victory 12 Month \$25,410.53 -8/27/2019
- ii. Review of Delinquent Accounts –
 - 1. Total Outstanding: \$9,302.00
- b. Management Tour
 - i. Maintenance Sheet – Kevin commented that the sheet of items for things to be addressed seems to keep growing, but he wanted to give an idea to the board of the total items to be addressed and where he was with those items.
 - ii. Violations Sheet – Kevin included a violations sheet and commented that he would be going around and addressing more of the Algae that had not been taken care of at this time. With all of the rain it could have created some delays, but he's seen some people getting it addressed in the community.

VI. OLD BUSINESS:

- a. Potter House Group – Jeff Recommendations
 - i. Jeff provided rewording options to the revised documents for the board to review. Much of the changes were one-word changes from developer to ARB etc. The board reviewed these changes and approved them. Kevin said he would report to Jeff that those have been accepted at this time.
- b. Sign for meetings – Kevin stated that he went through all the rooms, closets and spaces for the HVAC systems and at this time could not find anything that stated the board is having a meeting. Kevin provided an option of a sign that could be weighed down and the sign's message changed to help with different events going on in the community. The board discussed and decided that it might be better to do a smaller and inexpensive sign that says the meeting is the next day or on a certain day. Kevin said he would work on the wording and get something purchased.

- c. Christmas Lights – Kevin said that he had not provided anything new in the packet for Christmas lights and if they wanted to renew this conversation or table it until next time. The board agreed they should table Christmas lights until later.
- d. Non-working Street Signs – Kevin said he had found a company that could come out and look at the signs and provide a quote on getting them up and running. However, for the new development, there is not anything that is exactly like what the current board has
- e. Seating around pond – The board talked about the seating around the pond and decided that once they have a good idea on the grasses and it being established, they could determine where the seating would be best to go around the
- f. Bridge Repairs
 - i. 3 quotes for bridge by Wexford and Sheffield – Kevin presented 4 quotes to the board. Based on the information that Kevin and Chris had received from their walk with SD1 and the county conservation officer it would be better to have more rocks leading from the bridge out to where the channel opens up to the mouth of the lake. The board considered the options and agreed that it would be the best option based on recommendations from people that have more expertise. Chris motioned to approve the quote from Ground Systems that has Rip Rap leading out to the Lake. Jim seconded the motion. The motion was unanimously approved.
 - ii. Structural Engineer for big bridge - \$450 – The larger bridge has a concrete footer that is starting to sink into the middle of the channel. Water is rushing in and moving the silt around the footers and allowing it to sink in. This is causing the bridge to separate from the footer. Kevin had asked for a quote or advice and in both instances, they said it would need a structural engineer to look at it to determine the issue. Kevin found a quote for \$450 but wasn't sure if the board would want to pursue this in the 2019 year or if it should be addressed in the 2020 year. The board discussed and decided that right now with the projects they have going on in the community that they would wait till the 2020 year to address the large bridge.
- g. Pool Opening – The pool opening is set for the Saturday of Memorial Day weekend.
- h. Geese Control – Kevin asked if there was any discussion regarding Geese control at this time. Currently there has not been any Geese that have made their way to the lakes. The board commented that the thing that is the biggest issue is that the geese defecate all over the walking path. Would there be a way to maybe get it power washed off when needed. Kevin said he thought he knew of a few people that might be able to come in and do the power washing if it was needed. They did have some money set aside for geese control, so those funds could go to control those issues. Kevin said he would try to get some quotes.
- i. Trash by freeway – Kevin asked if there was any further discussion with the trash by the freeway and the board indicated there was not.
- j. YMCA – The YMCA wanted to send out a survey to people in this area to get some feedback. At this time no information had come out from them for the survey to go out.
- k. E-Mail communication: Minutes, other items, etc. – Previously the board talked about doing 4 quarterly newsletters for the community to increase communication. Kevin said

that he would also try to start e-mailing those to individuals on file and not only sending them out via hard copy, so the costs stay a little lower.

1. Other Old Business? – There was no further information at this time.

VII. NEW BUSINESS:

a. Erosion around upper lake

- i. Kevin and Chris went around with SD1 Representative and the county conservation representative and got their opinions and thoughts about what was occurring around the lake. They did comment that there are some bare areas around the lake that there will be some erosion issues that come up in the future. They asked how some of the land looks like it got killed versus others. Kevin had talked with the landscapers and they said there would be no reason for them to use any weed killer down in that area. The Lake Doctors said that outside of going around and killing the primrose, which was in the water, they did not go killing anything up on the land at all. The best theories at this time is that someone in the community took it upon themselves to kill the areas which seemed unlikely or there were some issues with the higher levels of rain that came in that caused the killer in the water to kill off the parts of the borders. They said that really the taller the grass and the further up it goes from the bank, the better it will be for the lake.
- ii. Kevin and Chris also asked them about the bridge areas. They said that for the large bridge that an engineer would probably be needed to look at it and to determine what is causing the bridge to fall in the way it is, how to stop it, and prevent it from occurring in the future. At the smaller bridge Kevin and Chris pointed out the erosion occurring under the bridge. Everything that is North East of the bridge they said looked great and is exactly what you want. You can go in and trim up the grass when needed, but that is going to help and work as a natural filter for what is going into the lake. Under the bridge they noted that what happened was the rip rap stopped right under/before the bridge. With all that force of the water shooting down the channel, it caused the stones to push away and then started eating away under the bridge. They recommended carrying the rip rap out to the mouth of the lake where the force would open up to the lake and shouldn't cause any more erosion to occur in that channel.
- iii. They also commented that Jacob Bartley of Plum Hill Ecological Services would be a good resource as he works on keeping native plants in the area. Kevin reached out to Jacob and asked him to provide a quote for repair to the sod areas. He talked about the fact that it is a 3-year process for the plants to get fully developed in the area. He also commented that for now getting some annuals down to help tie in the land would be good. The biggest thing that he would need is to know who far up from the bank the planting should go. Kevin asked him what he recommended as a minimum. Jacob said that 5 foot would be his recommended minimum to get the full effect. However, that may not be something that is realistic to this community so you can do less, but when it comes to filtering and providing more stability, he would do 5 ft. Then in areas where there is less than 5 feet you could do a mow path to help provide some barrier from runners and walkers in the area.
- iv. The board discussed all of this information and there were some concerns about people not having access to the lake to do any fishing. It was discussed that

there could be some areas that are cut lower so people can get to the pond easier if they did want to fish. decided to get a quote on the worst areas around the lake and to go up 3 feet in the lake area where they can.

- b. Ash Trees – While walking around the lake, Matt and Mike from SD1 and the county noted that there are a number of Ash trees that should probably come down. Kevin mentioned that Charlie would be looking at these soon. Chris had mentioned at that time about getting quotes to get a number of them down. The board agreed to get some quotes on getting a good amount of the Ash trees around the walking path removed.
- c. Reserve Study – The reserve study came back on the capital projects that the board should be preparing for and how much money that should be going into the reserve account to help balance out those projects. The study proposes that there should be an increase of 15k a year for the next 5 years until the reserve is being funded up to 91k a year. Currently the reserve is being funded at about 16k a year. Kevin said this also does not take into account the increase in costs to other things in the community when it comes to general maintenance. Kevin provided a couple of options to the board. The one thing that makes it a little harder to determine a price, but is a good thing in the end, is that with the new developer and if those homes are accepted into the association, it will mean that the overall community will have to pay less in assessment increases as there will be more individuals paying now. Kevin said this is not something that the board needs to make a decision on at this meeting but is something that they can start to consider when it comes to increase. Kevin’s recommendation is to choose an option where increases occur every few years versus something where every year or two the increase comes into effect.
- d. CDs – May 27th, 2019 – This was discussed under the managers’ report.
- e. Combining Lots – There is a member of the association that is interested in buying the lot behind him. Currently, there is no fee that the association is receiving. However, due to proposed changes in the documents, the developer would be paying association fees on it in the future. The owner asked if he bought the lot and combined it into his lot if he would pay two assessment fees or only one? Kevin had asked Jeff Cazzassa before the meeting his interpretation and Jeff had said if it was under one parcel ID that he would only see it as being one assessment. Kevin was asked by the board if there were any size issues according to the documents and if this was a unique situation that would allow this purchase to occur or could this be something that comes up again? Kevin said he would review the documents and provide a map of empty lots to the board so they can review and make a decision.
- f. Other New Business? – There was no further business.

VIII. SCHEDULING OF NEXT BOARD MEETING: Kevin will be out on vacation for the June 12th, 2019 meeting. Kevin asked the board if they wanted to reschedule or if they wanted to see if Kevin can get another manager to come to the meeting. The board agreed that delaying the meeting until the 19th would be acceptable. The June meeting will be June 19, 2019 at 6:00 pm at the clubhouse.

IX. ADJOURNMENT: Seeing no further discussion the board adjourned at 9:01 pm