

STEEPLECHASE

2021 APRIL BOARD MEETING

DATE: 4/20/2021

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER: The meeting was called to order by David Shibilia at 6:29 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibilia, Jon Nettle, Adam Bell, James Gribble, Darleen Poe. Not present - Jason Noble. Owners Mary & Tyler McDaniel, Joyce Shibilia, Herb Kindell. Representing Stonegate Kevin Malburg.
- III. OWNER OPEN FORUM:
 - a. Like to include the ARB in discussion regarding the driveway extension. Going into executive to discuss it. Trying to have a discussion and meet up with ARB. Herb noted that the ARB has all the say in the declaration.
 - b. No other homeowner items.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Jon motioned to approve the minutes and was seconded by Darlene. The motion was approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on April 10, 2021
 - i. ii. Current Account Balances
 - 1. Operating Account - 4/20/2021 - \$69,794.00
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,661.50 - 8/27/2021
 - b. Victory 9 Month \$25,863.87 – 11/27/2021
 - c. Victory 8 Month \$25,668.19 – 7/27/2021
 - d. Victory 12 Month \$25,634.37 – 8/27/2021
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$13,040.00
 - b. Management Updates
 - i. Flags
 - 1. Kevin purchased three new flags for the flag poles. Charlie Brown is installing the one today at the clubhouse and the other two will be back ups for when they need to be replaced in the future at the clubhouse or at the retention basin.
 - ii. Grass around lake banks
 - 1. Kevin walked the retention basin today and noted that there were some homeowners that were mowing the grass of the common area leading up to the lake. The board recommended sending out general information about why the grass has been allowed to grow and how it assists from erosion, geese, and pulling out fertilizer that causes algae blooms. If the homeowners do not comply and allow the grass to grow back then the association should send violations via certified mail to the owners.
 - iii. Violations

1. Kevin noted that the violation numbers are much lower than they were in the previous two years. The biggest item Kevin is seeing is in regard to Trash Cans being left out on the property.
- iv. Rentals
1. Rentals have started up again. There was a small issue with the heat not working for one rental, but Kevin Smith found a switch to turn the heat back on.
- v. Improvement applications
1. Kevin noted that the association is receiving one improvement application every 4 – 5 days since the year began.
- vi. Pool Opening
1. Kevin received a communication that day regarding the pools. Essentially Kentucky is not changing the way they opened the pools last year. There will be a limited number of individuals that will be allowed to be at the pool at one time. People should social distance (6ft apart) and use masks if that is not possible. Provide sanitization at the front entry door and encourage that people wash their hands.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. Sediment removal has steadily been moving forward. They've completed the first phase where they've widened out the banks and removed some of the sediment from the retention basin. Their next phase should be starting this summer.
- b. 8' Benches
 - i. Kevin noted on the map below the locations the board had been discussing. The board also talked about a location behind Winchester on the common area. The board motioned and approved that the benches go in the locations on the map listed below. The location with the double circles would be the spot that best meets their needs.
- c. Steeplechase Elementary
 - i. Kevin had talked to the elementary principle of Steeplechase and she was open to meeting with the board or coming to a meeting. The board requested that Kevin reach out to her and for her to pick some dates and times that would work for her after the 4th of July when things calm down from school closing and the early travel periods of summer vacations.
- d. Plaque box near flags
 - i. The board had a few different options for plaque boxes. They looked at the sizes of them and were also concerned about the location they would go in. They talked about making their own little shelter for it like you might see at a park or at a trail head. David said he would look into some of the different options.
- e. Aeration system
 - i. Kevin provided the three quotes for the aerators. The board had decided to not pursue the fountain at this time. The aeration systems that were provided in the pricing had two that were relatively close, but one that was almost double. The board asked what the horsepower was of the aeration systems. Kevin did not have the quotes in front of him, but could look them up for them. The board

requested that Kevin send the quotes to them via e-mail so they could look at them and compare if they were apples to apples or if one vendor was trying to bid too high, so they didn't get the work.

f. Fish

- i. The board had requested that they reduce the bid before from closet to 10k down to 5k. Kevin had provided that quote along with the addition of more grass carp to the mix so there was a mix of game fish and fish that would be beneficial for the retention basin. David asked how the fish were divided up and Kevin said that about 70% - 75% would be going into the large retention basin and 25% to 30% in the smaller retention basin due to the differing sizes. Adam motioned to approve the bid and David seconded the motion. The motion was approved unanimously.

g. Electrical Around Pool

- i. Kevin updated the board that the electrician had found the junction box. It was broken and appeared to be taking in water which is most likely the cause of the lights tripping the breaker. He was going to replace the junction box, rewire it, and take care of the lights at the pool. He should have that completed tomorrow.

h. Speeding on Wynfair

- i. There were no updates on the speeding at this time.

i. Golf Carts – Boone County

- i. Adam was for the golf carts in the community. It would be a good way to keep them off the sidewalks and require homeowners have them at a proper standard. If there are issues, then they could call the police. The one area that they may need to address is putting up some signs that say golfcarts and other motorized vehicles are not allowed on the walking path. and think good to get them off the sidewalks. The board noted that people were already riding their golf carts in the community, so this will put some standards behind when they do drive them. Darlene noted that it also requires that people be licensed to drive the golf carts, so any person younger than 16 would not be allowed to drive them. Adam motioned to approve Steeplechase for use of Golf Carts once they have gone through the application process. Jon seconded the motion. David approved the motion and Darlene was opposed. The golf carts were approved 3 -1.

j. Fence at Entryway damaged

- i. Herb noted the meeting was to be tomorrow but was cancelled. He would follow up with the Nexus manager on where they are at with the insurance claim. Insurance doesn't want to pay for everything. The culvert is damaged too and that is where a large part of the sticker price comes from. Herb will follow up with the board regarding what he finds out.

VII. NEW BUSINESS:

a. Driveway Extensions – Executive Discussion

- i. The ARB made up of Herb Kindell, Jason Noble and Chris ‘Skip’ Groh had requested overall feedback regarding the driveway extensions with the board. Since that request Herb and Jason had denied the improvement application for a driveway extension for 11431 Wynfair. Jon asked to know more about the extensions and the ARB. The ARB can make exception at time if there is a reasonable cause or rational for the exception. The ARB is full at 3 members with Jason being the chair and Herb and Chris being committee members. The

board talked about homeowners and the recourse they would have if they received a denied improvement application. The homeowners could appeal the decision to the ARB. If it is denied and the homeowners still feel like they have a reasonable exception or improvement application, they can appeal again and that would go to the board.

- ii. The board and ARB discussed what homeowners have available on their lots and what the county requires. If homeowners have the property and it doesn't specifically say it is not allowed and is in line with county/zoning regulations, then there should be consideration in regards to the improvement. The argument against being that the aesthetic of the improvement may not bring cohesion to the rest of the community and that could have a negative effect. It's possible that it would create issues down the line for other ARBs, Boards, and the community as a whole and why this discussion is occurring. Some things in the community were grandfathered in and there are not the improvement documents to verify that it was approved or not approved. Jason noted via text that two wrongs don't make a right, or that they should continue to perpetuate approval of an improvement if it was wrong to begin with.
- iii. David recommended that ARB and board meet and what would be qualified for a driveway extension. Darlene pointed out this was similar to the trash enclosures. The board created criteria for the ARB to follow for something that would be approved versus something that would not be approved. David said he would reach out to everyone and try to set up a day and time for this to occur.
- iv. There was some discussion about what had been done in the past with the ARB and Darlene motion to move on and the board agreed to move onto the next item of business.

b. Emergency Vehicles Exceptions

- i. The board is looking at creating a Definition for emergency vehicles. Here is the definition as it is now: (The first part regarding the defining a commercial vehicle was not discussed) "Exceptions would be first responder emergency vehicle or a vehicle that obtains an exception from the board that requires immediate response to life/safety concerns. Written proof of profession, if not a government employed first responder (e.g. police, fire, EMS, etc.), would be required to be provided by the employer's management staff. Please note that the roadways of the community are not overseen by the HOA and are under the jurisdiction of Boone County."
- ii. Darlene requested more time to think about the language. Currently she is not for it as it is, but wants the board to think about this before the next meeting more.

c. Steeplechase Pool Rules

- i. Kevin shared the pool rules as they are currently written for the pool. Kevin is getting Fast Signs to create a new sign. The board reviewed the rules and had a few changes they wanted to make:
 1. Move No Life Guard on Duty to top and make it standout. Kevin suggested that they make it red, bigger and underlined. The board agreed.

2. The board looked at ages and noted that most ages for pools and needing an adult to be present/accompanied was 14. The board changed the age from 17 to 14.
 3. The board requested that instead of glass bottles that there be no glass of any kind allowed.
 4. The board combined rule #5 and #8 to say, "Pool area is for Steeplechase resident's and guests. All guests must be accompanied by a steeplechase resident. Limit of ___ guests per household. The board discussed how many guests were appropriate and they agreed that 4 seemed like a reasonable number.
 5. They asked that there no running and no diving be added.
 6. Kevin said he would make these changes on the proof and would send over the changed proof for the board to review.
- d. Fishing Tournament
- i. There is a resident that is interested in holding a fishing tournament for the association and it would be only for Steeplechase residents. The board is for more activities in the community and asked Kevin to reach out and say that the board is for the tournament, but they would like some more details on the event. Kevin stated he would reach out to the resident.
- e. Moving the meeting date
- i. The board discussed future meeting dates as Tuesdays were not always the best day for everyone, but after looking at the dates there was usually a board member that had a conflict with one day versus another. The board decided to keep the First Tuesday of the month for meetings for the time being.

VIII. NEXT MEETING: The next meeting is scheduled for May 4th, 2021, 6 pm, at the clubhouse
IX. ADJOURNMENT: The meeting was adjourned at 7:59 pm

