

STEEPLECHASE

2023 FEBRUARY BOARD MEETING

DATE: 2/2/2023

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by David Shibilina
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board Members: David Shibilina, Elizabeth Andres, Amy Evans, Jason Noble, Michael Blevins, and Jon Nettle
 - b. Board Members not Present: Aaron Haubner
 - c. Representing Stonegate Property Management: Kevin Malburg
 - d. Homeowners: Three homeowners.
- III. OWNER OPEN FORUM
 - a. Mike had brought up the lower lake was having some issues where the water spill way was coming towards the homes and to see if the lake doctors had some thoughts on a way to funnel water/build up the banks towards the lake and away from the homes.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Amy motioned to approve the minutes and Elizabeth seconded the motion. The minutes were approved unanimously by the board.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by Jan 10, 2023
 - i. ii. Current Account Balances
 1. Operating Account - 1/27/2023 - \$30,798.40
 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 – 7/27/2023
 - d. Victory 12 Month \$26,082.47 – 8/27/2023
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$11,630.00
 - b. Management Updates
 - i. Update on homes in community – Up to 350 from 305 from new development. 4 remaining.
 - ii. Kevin went around and documented homes that still have holiday lights up in the community.
 - iii. Streetlights out by day care
 1. Kevin noted that he had tried to get Duke out to look at these lights. They came out and marked the one and did the repairs, but they didn't do anything with the light bulbs and replacing them. Kevin couldn't convince them to come out and noted they did not believe they were

Duke's responsibility. The board elected to have Kevin ask an electrician to come out and get an idea on getting those bulbs replaced.

- iv. There is a woman in the apartments requesting the possibility to use the gym due to her health issues. She can't drive and would like the ability to access the gym since they do not have one where she is located. The board asked Kevin to reach out to Jeff about his thoughts on allowing someone access outside of the community.
- v. There was some drywall damage that occurred to the gym/clubhouse area. The board assisted in identifying the individuals involved. The teen that damaged it is going to pay for the repairs to the area and asked if \$100 a quarter is a reasonable payment plan for the \$400 in repairs. The board was fine with that payment plan option.

VI. OLD BUSINESS:

- a. Additional Streetlights
 - i. Kevin is going to reach out to Duke to make sure they are still on schedule with the March installation date and that parts were still coming in February.
- b. New Pool
 - i. The board had asked Kevin to review the new pool with Sutherland included. The board did not know if they would be interested but wanted to know what the price point would be with the added homes. Sutherland has 115 homes. The price would change from \$214.56 down to \$161.94 per household per year or around \$40 a quarter for just the construction of the pool. The board talked about it and stated that they didn't want the community going for a new pool with the cost associated with it. They asked Kevin to look into some options that would include a pavilion, dog park, and basketball court.
- c. Solar Street Signs
 - i. Fast Signs reached out to some different vendors, and they were not able to replicate something like the community currently has so they were going to see about generating something themselves.
- d. Winter/Fall Social Event – Movie Night
 - i. Skip said he was interested in hosting the movie night and had nominated Jason Noble to assist him. Kevin asked if there was anything they needed right now from the board and Jason said he would let the board know.
- e. Amendments/By Laws
 - i. Updates
 - 1. 1.1
 - a. The board recommended making sure that changing the language to Amended and restated Declaration should also note that it is the 2nd Amended and Restated Declaration.
 - 2. 1.9
 - a. Jeff recommended a change to note a majority of the board needs to be at a meeting and that is how the board currently operates, so the board agreed with adding this language.
 - 3. 4.13
 - a. The board agreed with the language that committees will consist of three people, and one will be a board member.
 - 4. 5.1

- a. This allows the by-laws to be changed at any meeting by a majority of owners versus only the annual meeting.
 - 5. 5.4 (I added "of record" to indicate that the documents on file with the County Clerk would be controlling in the event of a conflict, no matter how many times there may be changes)
 - a. The board elected to remove the ‘,’ after ‘record’.
 - ii. The next board meeting will discuss the voting process to make sure they have an answer for the community and are all on the same page and in April will ask the community for feedback on the by-laws.
 - f. Asphalt walking path
 - i. The board at the last meeting preferred Pinnacle Paving for the asphalt work around the large detention basin. The quote was for the south/west portion. The board asked about a quote for the whole detention basin to see if with a larger scale the price would go down. The price was identical to what was quoted for the smaller section per sq yd to do the entire detention basin, but pricing was going up in March. The price right now for everything is \$103,250, but once March hits the price was going to increase to \$118,350. Mike motioned to go with the February pricing and to do the entire basin area for \$103,250 and Jason seconded the motion. The board clarified that they would be removing roots as they did the work if there was an issue and Kevin noted that the quote included that removal in the pricing. The board approved this unanimously.
 - g. Gym Flooring
 - i. McSwain - \$6,821
 - ii. All About Floors
 - iii. The Flooring Center
 - iv. Carpet Direct - \$7,693.36
 - 1. Kevin had reached out to All About Floors and The Flooring Center, but Kevin believes that their delay was due to them not being connected to different moving companies to move the equipment around for the install. Mike moved that the board should get this address and use McSwain. The board agreed unanimously with that decision. Kevin asked about who would like to select the carpet colors and the board nominated Jason and he said he would review and choose for the board.
 - h. Key System
 - i. RTF - \$5,824 & \$15 web hosting monthly
 - ii. IBC – Waiting on bid
 - iii. Executive Security – \$3,242
 - 1. Kevin told the board that the bid from IBC was still outstanding. Kevin had followed up with them twice to find out when he would be getting their bid. Mike said they were familiar with Executive Security since they are who the association has been using and they were bringing in the best price for them. The other board members agreed and moved to have Executive Security be the provider of the new key access system. Kevin said he would contact them and make sure that the software/browser system would be one that would not be obsolete in the short term and would then move forward with the quote.
 - i. Barrier along Freeway

- i. David didn't have any updates.
 - j. AltaFiber
 - i. Kevin updated the board that AltaFiber should be completed in about 45 business days for the clubhouse/gym.
- VII. NEW BUSINESS:
 - a. There was no new business.
- VIII. NEXT MEETING:
 - a. March 2, 2023, Steeplechase Clubhouse
- IX. ADJOURNMENT:
 - a. The meeting was adjourned at 6:53 pm