

STEEPLECHASE
2021 JULY BOARD MEETING
DATE: 7/6/2021
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES

- I. CALL TO ORDER: The meeting was called to order at 6:05 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibilina, James Gribble, Jason Noble, and Jon Nettle. Representing Stonegate Property Management: Kevin Malburg. Homeowners: Joyce Shibilina, Chris McCoy, and Jeff Cazassa. Not Present: Adam Bell & Darlene Poe.
- III. OWNER OPEN FORUM: The owners present had no questions for the board at this time.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Jason motioned to approve the previous meeting minutes and David seconded the motion. The motion was approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on June 10, 2021.
 - i. Current Account Balances
 1. Operating Account - 6/22/2021 - \$29,128.00
 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: \$4,515
 - i. Kevin noted that the delinquent amount was at the end of June since July was a new quarterly payment. Kevin asked the board when key fobs should be turned off if payment is not received. The board said it would be fine to wait until the end of July and then shut off the key fobs.
 - b. Management Updates
 - i. Tree at Wexford and Sheffield
 1. This tree has been removed since it was dead and will be replaced in the fall.
 - ii. Pool Access
 1. The time for the pool door was off by about 15 to 20 minutes. Kevin said that this can be changed now with the software. Kevin will go in and do that at the beginning of the season again. David asked if that could have come from some of the electrical issues that were occurring earlier in the year. Kevin said it might be possible that it came from that, but was not really sure.
 - iii. Charlie Brown
 1. Gutters Cleaned out

- a. Charlie Brown cleaned out the gutters at the clubhouse as they were overflowing near the entrance.
- 2. Moving water away from clubhouse
 - a. Charlie Brown was able to create an area that removed some of the raised-up soil and mulch to help move water away from the clubhouse, so it doesn't come in above the foundation line into the playroom area. Charlie Brown wanted to know what type of rock the board wanted in this area and the board approved smaller crushed white rock.
- 3. Clubhouse rentable again
 - a. The clubhouse was made rentable again in early June. Repairs were made to the drywall and baseboard. The carpet needs replaced, and the Steeplechase board would like the damaged area replaced with a tile wood transition from the kitchen area into the clubhouse area. Kevin is working on getting revised quotes for the areas.
- 4. Additional Items
 - a. The hard drives in the camera system were replaced.
 - b. An additional 100 key fobs ordered and received for new residents and extra fobs requests.
 - c. Extra bush hogging was completed along Grand National and the lower lake.
 - d. Resident brought up sinks in pool areas/bathrooms not getting cleaned every day. Addressed that with the pool company.
 - e. Had some issues with trash getting put out by pool company and in correct location. This seems to be fixed now.
 - f. Kevin requesting repairs to the older playground equipment from Charlie Brown. Some of it has some dry rot and needs stained.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. Kevin had reached out in regard to the sediment removal and had been told it has been completed. The sediment should even out on the bottom parts of the retention basin. The board had a few questions. The first was about riprap getting added. It had been mentioned along with banks created. The scope of the work changed throughout the project, but the board wanted to make sure that was addressed. The banks did not get cleaned out and they wanted to know if that was part of the scope of work or not. Kevin said he would follow up with The Lake Doctors on these questions.
 - ii. There was a follow up question on when the fish would be put in the retention basin. Kevin thought it would be fall but would double check with The Lake Doctors.
- b. 8' Benches
 - i. The board discussed putting in one more bench around the retention basin. The area is one of the northern most parts of the retention basin where boats have been put in by The Lake Doctors and by the previous owner that cleaned the

lake. The board approved a similar bench to be installed in that location and for it to get the honorary plaque installed on it.

- c. Plaque box near flags
 - i. David had figured out the best location for the plaque box to go would be the left or right entrance and asking Charlie Brown to build an overhang for the box. David is looking into the best plaque box option now.
- d. Aeration system
 - i. Kevin had followed up with The Lake Doctors and they needed some electrical run to the new aeration system location. The board asked that Kevin get some quotes for the electrical run first before moving forward with the aeration system purchase. Kevin said he will start working on getting those quotes, along with quotes for the electric around the pool.
- e. Electric Around Pool
 - i. Kevin had requested quotes from two other electric companies right before he left on vacation. He did not have any messages from them when he came back, so he needs to follow up and see if they are interested or not in providing quotes.
- f. Golf Carts – Boone County
 - i. Kevin followed up with Boone County and asked if there was a different protocol for HOAs in approving golf carts. The county said the HOA needed to do the same thing as any other community and getting petitions signed by owners on the streets. The board talked about it and decided that if in Triple Crown there are street legal carts, golf carts could be street legal here if the owners get the proper approval, regulation signage, and licenses needed. The main thing is reminding owners that they need to stay on the streets and cannot go on the walking paths in the community.
- g. Driveway Extensions & Emergency Vehicles
 - i. The board will discuss with legal council in executive session the wording and the process for this to come to a vote to the community.
- h. Fishing Tournament
 - i. At this time there has been no update on getting the fish tournament rescheduled. Kevin said he would follow up with the owner on the new date.
- i. Clubhouse Repairs
 - i. Kevin presented the clubhouse repairs and painting from one vendor. The costs were close to 10k. Kevin wanted to give the board an idea on the costs and would secure 2 additional quotes for them to review.
- j. Notes from Pool Inspection
 - i. Kevin noted that some of the smaller items that need addressed from the Stonegate pool inspection are still in the works, but the pruning around the pool has been completed. Replacement of smaller signage is in the works.
- k. First Responders
 - i. The board said that the first responders event went well. The biggest issue they ran into was that a lot of the food trucks called off due to inclement weather. The two trucks that did show up made out really well and the board ended up ordering 30 pizzas for the community since the other food trucks had not shown up.

VII. NEW BUSINESS:

- a. Clearsite Lots

accurate bids. The board said they would go to the street to look and determine if there should be more streetlights and where they would go.

e. Punching Bag

- i. Jason said that hanging a punching bag from the ceiling was not the best idea, but you could put one in there that had a base filled with sand. The issue is having the space for it to be useable. Jason said he was going to review the space and determine if it was feasible.

f. Tanning Bed

- i. The board reviewed the request and Kevin noted that the decision in the past was not to put a tanning bed back into the clubhouse was related to the cost, that there was no oversight in the use of the tanning beds from a health and safety standpoint, and that there had been misuse in the past. The board agreed that without more oversight it would be better not to pursue a tanning bed for the clubhouse at this time.

g. Beaver and Muskrat

- i. Kevin had sent a quote for the beaver and muskrat removal. It was 2.4k for the service. The board talked about it and asked Kevin to get additional quotes and see if Charlie would be willing to remove the beaver.

VIII. NEXT MEETING:

- a. The next meeting is scheduled for Thursday, August 5, 2021

IX. ADJOURNMENT:

- a. The meeting was adjourned at 7:23 pm