

STEEPLECHASE

2023 NOVEMBER BOARD MEETING

DATE: 11/2/2023

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 p.m.
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Mike Blevins, David Shibilila, Teresa Dunican, Elizabeth Andres, Jon Nettle, and Amy Evans
 - i. Not Present: Justin Bockhorst
 - b. Owners: Two owners showed up 20 minutes into the meeting
 - c. Management: Stonegate Property Management - Kevin Malburg
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. October Minutes
 - i. The minutes were approved unanimously.
- III. OWNER OPEN FORUM:
 - a. There was nothing added to the owner open forum.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by October 17, 2023. This was later than usual due to Kevin being gone on vacation in October.
 - i. ii. Current Account Balances as of 10/27
 1. Operating Account \$14,894.58
 2. Reserve Account \$57,699.80
 3. 3 CDs at Victory Bank
 - a. Victory 9 Month \$26,122.77 – 2/27/2024
 - b. Victory 8 Month \$26,266.84 – 3/27/2024
 - c. Victory 12 Month \$26,082.47 – 8/27/2024
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$11,315.00
 - i. The board discussed sending a letter to owners that are 2 payments behind and warning that non-payment will result in a legal letter with legal fees going onto their account. Currently there is a person on a payment plan that missed one payment, but Kevin told them to do a catch up payment and will see if they comply with doing so in November. Anyone over a \$450 balance is getting a legal letter and one owner that received a foreclosure warning letter previously will now get a foreclosure letter and that process will begin since there has been no movement forward.
- V. OLD BUSINESS:
 - a. Solicitation Signs

- i. Kevin received a call from code enforcement for Boone County. They had inquired about the no solicitation signs that had been installed again into the community along Grand National. They explained that they either needed to be approved through the county, which was unlikely to occur, or they needed to be moved 26' from the middle (25' total, but 26' to be safe). The board talked about putting them on owners' property if they provided permission. For right now there wasn't the time to get that approved since Code Enforcement is coming through in a week. For right now the board asked Kevin to take the signs down. Kevin said he would get Charlie Brown to take them down.
- b. Winter/Fall Social Event
 - i. Friday, November 17th, 2023, the board is going to be setting up the clubhouse for Christmas by putting up a tree and decorating the clubhouse for rentals. Then on Monday, November 20th, the board is going to do a lighting of the clubhouse with hot chocolate from 6:00 pm – 8:00 pm with the lighting occurring around 7:00 pm
 - ii. The board also talked about doing another holiday light contest. They'll do a review of the community and do a 1st, 2nd, and 3rd place prize. The one additional requirement will be that owners are only allowed to win if they are caught up in their assessments for the community. Inspections of homes could occur as early as December 17th, 2023.
- c. Barrier along Freeway
 - i. David is meeting with Chet to discuss moving forward with getting some money earmarked for a barrier along the freeway.
- d. Street Light Locations
 - i. The board had been in favor of updating the one street light fixture at the end of Sheffield. The costs over 10 years was a little over \$15 a month. There was no interest, so based on the cost it was just as easy to pay it off over the time frame. The board agreed and asked Kevin to move forward with getting the street light fixture replaced with Duke Energy.
- e. Budgeting 2024
 - i. Kevin presented the change in the budget to maintain the \$150 a quarter price for the association. The reserves would only be funded to about \$31k. The board wanted to review all the contracts for the association before approving the budget. Elizabeth said she would review the contracts and give some feedback to the board. Kevin recommended that they decide before Thanksgiving so they could get mailings out to owners. Management had seen mail slow down significantly after Thanksgiving and wanted to make sure owners received their budget information and invoices in a timely manner for 2024. The board noted that if they did not decide prior to Thanksgiving they could communicate via e-mail to owners. Kevin said that he would get the contracts to the Elizabeth the next day.
- f. Lower Lake Request
 - i. Cleaning up Inlets
 - 1. Charlie Brown said that he would charge around \$1,000 to clean the inlets. He recommended not completely cleaning it all out. This would keep the water slow and not create too much erosion along those inlets. To do a complete clean out it would be closer to \$3,000. The board

asked Kevin to get a scope of work of what he would be doing the inlets to compare the scope of work. In addition, they wanted Kevin to obtain at least two other quotes.

2. With the lower lake, on the southwestern side there is sediment that built up from the home that was built at 644 Turfrider. The board asked to get an evaluation from Lake Doctors on if that was a negligent amount of sediment that had been allowed to accumulate in that area and what it would take/cost to remove it/restore it.
3. Terese noted there had been an easement put into an area for access to the lake. Kevin said he would see if the owners had any documentation of the easements and if they could be shared so the HOA could use those to access the lower lake and the western most part of the association to access the banks for mowing.

g. Annual Meeting Items

- i. Vegetation around upper lake. This would remove all tall grasses and weeds, but not trees or bushes. This can be determined to be removed once the initial clean up is completed.

1. Kevin received a few different bids:
 - a. A&A: Over 3k
 - b. Grounds Systems: \$731.37
 - c. Charlie Brown: Closer to \$1,000

2. The board was in favor of the Grounds System bid, but wanted to see about them bidding to do additional work and cleanout out the inlets in the lower lake and see if they got a lower bid. Kevin noted that with landscaping companies that is not likely to occur. When it comes to chainsaws and the removal of large vegetation their costs tend to go up since they are experts in that area but would request a bid.

ii. Swing set

1. Kevin is hoping to get some quotes for the board to review in the new year to remove the wooden playset with something sturdier that focused on larger swings.

iii. People in the gym

1. Kevin met with a representative of Boone County Police so they could gain access to the gym to stretch, use the facilities and allow some extra eyes on the clubhouse. The Boone County police appreciated the offer and learned how to access the building and asked to pass on their thanks to the board.

h. Quorum – By-Laws

- i. The board had asked Jeff to come to the meeting around 7:00 pm so they could discuss in executive making some additional updates to the By-Laws before presenting to the community to review.

VI. NEW BUSINESS:

a. Newsletter Suggestions

- i. The board had talked about some more frequent communications coming from the board from recommendations from the annual meeting. Elizabeth said she would get something out along with a brief synopsis from the meeting to the

owners. Kevin said he would get the e-mails of owners over to Elizabeth for that communication.

b. Clubhouse Coordinator

- i. Kevin presented the clubhouse coordinator position for the board to review. They made one change that the coordinator did not have to be an owner within Steeplechase, but being close by and available is an important factor. The board is going to communicate out to the community that they need to submit resumes and cover letters and there would be an open interview process at the next meeting.

c. Playground Trees Removed

- i. The board did not think any additional plants were needed to replace the two trees that were removed around the playground after they had died. They did request that the stumps were ground out and to leave the mulch there for the time being. Kevin said he would get that moving forward.

d. Cattail Treatment

- i. Kevin provided a \$450 contract for treatment of the cattails around the detention basin in the new section off Wynfair. That will be reviewed by the board and decided on. Right now, there is not much to be addressed since it was cleaned out recently but should be sprayed in early spring. Kevin was recommending not allowing more than 1/3 of it to be covered in cattails. When it dries up you have a big mud pit, so having some plant life there might be good for the area.

e. Angel Tree

- i. The school had reached out about doing Angel Tree for students at the elementary. The board was in favor of doing this and sending something out electronically to the community. Kevin said he would confirm with the school representative and ask that they provide a communication that can be copy and pasted to be sent out to the community members.

VII. NEXT MEETING:

- a. The meeting for December will be the first Thursday of the month (December 7th) Startin in 2024 the meeting will be on the first Tuesday of the month or (January 2nd)to start off the year.

VIII. ADJOURNMENT:

- a. Seeing no more business, Mike motioned to adjourn the meeting and Liz seconded the motion and it was approved unanimously. The meeting adjourned at 7:19 pm