

STEEPLECHASE

2020 SEPTEMBER BOARD MEETING

DATE: 9/2/2020

TIME: 6:00 PM

LOCATION: Zoom Meeting

- I. CALL TO ORDER: Steve Phelps called the meeting to order at 6:01 pm
- II. ATTENDANCE W/ ROLL CALL: Steve Phelps, David Shibilina, Jason Noble, Neil Lageman, Chris Groh. Homeowners: Craig and Carol Watkins. Representing Stonegate Property Management: Kevin Malburg.
- III. OWNER OPEN FORUM:
 - a. Craig Watkins asked about if there were any updates on the roundabout. Steve thought it had to be all completed by 2021 or they had to repay some federal money. Craig asked if there was a hard date of completion. The board was not aware and Kevin found on the Kentucky Transport page that it would be 2022 for all work to be completed.
 - b. Carol Watkins brought up that some of the entry area to the apartments was not looking that great and if the HOA had any control over it. While the HOA does not have control over it there is a front entry group that would present the opportunity to bring up those concerns and address it as a whole of all the groups taking care of the curb appeal. Kevin said he would pass on the request to the entry group representative.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Chris motioned to approve the minutes and David seconded the motion. The motion was approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials will be e-mailed out to the board by September 10, 2020
 - i. ii. Current Account Balances
 1. Operating Account - \$26,031.14
 - a. Prepaid – \$8,099.52
 2. Reserve Account-\$44,038.01
 3. 4 CDs at Victory Bank
 - a. Board Members being added
 - b. Victory 6 Month \$12,535.44 - 2/27/2021
 - c. Victory 9 Month \$25,410.53 – 2/27/2021
 - d. Victory 8 Month \$25,204.28 – 11/27/2020
 - e. Victory 12 Month \$25,473.61 – 8/27/2021
 - ii. Delinquent Accounts –
 - a. Total Resident Outstanding: \$16,080.00
 - b. Management Tour
 - i. Kevin noted that he met with Olympic out at the pool for a quote and Kramer had said they were going to go out on their own to look at it. Kevin asked for an update, but was still waiting for an answer.
 - ii. Kevin has restocked the gym with enough paper products for a few months in storage. Kevin noted that he tightened up screws in some fixtures and secured the toilet and toilet seat in the gym. He refilled all the disinfectants for the gym.
 - iii. Throughout the past month there were an additional 14 new violations added. Total violations just a little over 50.

iv. Maintenance Sheet

1. Kevin noted there were a few more items added to the maintenance sheet. No solicitation signs are up, pool electric and two solar street signs are getting looked at by David Dimetriatias, inlet getting cleaned out again at large retention basin, and some rip rap needed added near large bridge in two locations.

VI. OLD BUSINESS:

a. Pool Repairs

- i. Kevin had the quote for Olympic and they could do periodic repairs around the area for a little over 5k or for about 9.5k they could replace all the coping around the pool. The vendor noted that he thought in about 3 – 4 years they were looking at replacing all the coping. If it was all done at the same time the concrete coping should look all the same. Kevin noted he will follow up with Kramer to get an answer on what his quote would be for the pool. Kevin noted that with Olympic they are looking at fall 2021 to do the repairs at this point.

b. Pool Replacement

- i. Kevin reviewed the conversation last month that it would be \$100,000 a bank would have to hold onto as collateral for a loan on a pool and that the community would have to approve a new pool. Based on that information and the community does not have \$100,000 for the bank to hold onto Kevin noted it would be something they could look into the future. David stated that it would be something they could discuss further down the road.

c. Sediment Quotes

i. Lake Doctors

1. Kevin noted that he saw the Lake Doctors out in the community today and that the person who is certified to help with sediment removal is supposed to be out this week to give an idea of what would be involved.

ii. Civil Engineers

1. Kevin reached out to Cardinal and they suggested reaching out to Viox or Berkley as they thought they designed the community and would have drawings on the retention basins. With those they could determine the volume of water for the basin and know how much sediment needed to be removed. They could figure it out themselves, but it would increase the cost when there might already be something out there that exists. Kevin left a voice message for Viox, but hasn't heard back and will be following up with them and Berkey.

d. Enclosures

- i. Steve presented the following proposal for enclosures to put in the rules and regulations:

1. Trash bin enclosures:

- Shall not exceed four feet in height and. four feet in depth. (External dimensions)

- Shall have a cement base on level ground

- May run parallel with the home but can not be forward of the home.

They may be placed further back.

- Are allowed to be on the side of the home as long as they match the home in look, color and construction.

- One enclosure per home, you may not have one on each side of the house.
- Enclosures are only for trash bins. May not contain lawn equipment, hoses or be used for any storage.
- Enclosure shall not hold more than three trash bins.
- Trash cans must be completely out of view within the enclosure
- Must be approved by the ARB.

The board requested that pictures of approved enclosures be provided for reference. Kevin stated that he would get some pictures to go along with them. There were no changes that the board wanted to make with what was proposed. David motioned to approve the enclosure outline. Steven seconded the motion. The motion was approved unanimously.

e. Annual Meeting

- i. Kevin noted that the annual meeting was scheduled for September 23rd and that communication should be showing up in mailboxes by next week. It will be outside and everyone is encouraged to bring their own chairs, wear masks and to space out 6 feet.

f. Grass around retention basin

- i. Kevin noted that a homeowner had wanted to have areas in front of his home with the weeds removed around the retention basin. The board discussed and doing it for one homeowner would mean all. The board is trying to avoid using chemicals next to the lake, so the best option is to remove the weeds by hand which would be costly for the association.

ii. Inlet Area

- 1. The inlet area that was cleaned out a couple of months ago is now getting large again. The homeowner near there raised the concern about it and also mentioned that the board had talked about planting trees and making the area more visually appealing. Kevin asked the board if he was remembering incorrectly, but he did not remember anything outside of keeping the area maintained. The board verified that they remembered the same. Once it is cleaned out again Ground Systems can clean it out monthly for \$349. Kevin reached out to Charlie Brown to see if he can do it for a lower price to keep it maintained.

g. Santa Claus/Winter Clubhouse Event

- i. Kevin noted that the Santa Clause from last year said he would be unable to be Santa this year and Kevin was hoping for some creative ideas on how to hold Christmas gatherings where Santa can be there. Craig noted he knew someone that would most likely be willing to be Santa. Kevin asked Craig if he would ask his contact and see if he would be willing and the board could consider how to work with a Santa.

h. Pool Lights Invoice

- i. Kevin noted that the pool invoice was paid and that David Dimitriatias is going to get 811 to come out and mark wiring around the pool to try and find the junction box. David noted there were some lights inside the pool that were having issues and if they have to drain the water to do repairs to the coping then maybe they can be done at the same time and change out the lights.

i. Other Old business?

- i. There was no other old business at this time.

VII. NEW BUSINESS:

- a. Inlet Area on large bridge retention basin/Larger inlet area (Riprap)
 - i. Kevin noted there were two areas near the large bridge that could use some rip rap. He asked Ground Systems and that came in high for what is there. Kevin is going to get more quotes but based on what is still planned for 2020 Kevin asked the board if they wanted to pursue it this year or wait till next year as it was not overly pressing. The board stated they would wait till 2021.
- b. Empty Lots and mowing
 - i. Kevin noted that an owner was concerned that the lots had only been mowed 5 times this year. Kevin noted he had been paying closer attention to the grass length on the empty lots this year as the concern was raised last year and didn't believe that it was getting mowed that few of times. Kevin reached to David Shibilina to find out how often he thought the lot was getting mowed across from him and Ethan from Alpha Lawns. David said it was about every two weeks from what he can tell. In talking to Ethan he verified it is every two weeks, but in July and August it goes to three weeks so he can stretch out the 14 mow contract to the end of October. Kevin asked why lots on Winchester seemed to be bigger than some of the other lots Ethan noted that those lots had more established grass on them, so in August where it cools down and with some rain the grass can take off. Ethan said he is open to changing things if the board wants him to add more mows. Kevin asked the board their thoughts on changing things or if they had other thoughts to help change owners' perceptions on the mowing. At this time the board was not sure how to move forward outside of the established plan.
 - ii. David asked about the lots that Lee Rickey bought and why those were being mowed. Kevin noted that the contract that was created didn't note any end date or exclude the contract from being passed on from one owner to another.
- c. Christmas lights
 - i. Kevin noted that the contract for 2020 was approved last year, but before it is signed Kevin wanted to make sure the board was still okay with moving forwards with the same company and light layout. Kevin will be bidding it out next year for pricing. The board stated they were good with Kevin moving forward with the current contract for 2020.
- d. Trash Cans – Corner Lot
 - i. Kevin noted there was a homeowner that is on a corner lot that had a trash can visible from the street. On the one street it is not visible, but the other one it is visible. The owner had been told by previous boards that they could keep it back behind the home even though it was visible on the one side. The board discussed and decided that it would be okay for it to stay there and that Kevin should let them know there are enclosure options now for the community.
- e. 2021 Budget
 - i. Kevin noted that he was preparing the 2021 budget. The biggest change would be additional housing in the community. It looks like there should be close to 8 homes coming into the HOA that would add fees. Out of expenses there is still a large amount of common areas charges. They were higher this year with such heavy use of people being out and filling up the trash at the community. Kevin

believes that the additional money can go into common area maintenance and some of the additional landscaping needed with cleaning out the inlet area.

VIII. NEXT MEETING: Annual Meeting - September 23rd, 2020

IX. ADJOURNMENT: Seeing no more business the meeting was adjourned at 6:57 pm