

STEEPLECHASE
2021 MAY BOARD MEETING
DATE: 5/4/2021
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES

- I. CALL TO ORDER: The meeting was called to order at 6:01 pm David Shibilila.
- II. ATTENDANCE W/ ROLL CALL: David Shibilila, Jason Noble, James Gribble, and Jon Nettle. Representing Stonegate Property Management Kevin Malburg. Homeowners: Joyce Shibilila, Herb Kindell, Chris Groh, Tyler McDaniel, and Ray Osterhage.
- III. OWNER OPEN FORUM:
 - a. Chris noted that the solar street signs were not working at:
 - i. Winchester and Manchester & Winchester and Gold Cup. Kevin said he would get David Dimitriadis to go out and look at them.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Adam motioned to approve the minutes and Jason seconded the motion. The minutes were 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 - \$69,751.00
 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: \$10,950.00
 - b. Management Updates
 - i. Kevin noted that the last meeting was two weeks ago and that he still needs to address the approved items from the last meeting.
 - ii. Kevin provided an updated maintenance sheet to show the board the list of items that need to be addressed from the approvals last month.
- VI. OLD BUSINESS:
 - a. Sediment Removal
 - i. The sediment removal for the community is scheduled to be addressed in the summer months. New equipment was needed with a longer arm to scoop out the sediment. It will be spread out and layered so it dries quickly and then the process will repeat. This will eliminate the island area and build up the southern bank by the bridge and help create more of a canal for the water to flow out and into the retention basin.
 - b. 8' Benches
 - i. The 8' benches have been approved by the board. Where the honorary bench is supposed to go there is not enough land there to put the bench in. The board

approved the bench going in at the southern most culvert area or what you might call the biggest southern bend in the retention basin.

- c. Steeplechase Elementary
 - i. Principle
 - 1. The elementary principle is coming to the first responder event. Kevin asked if the board still wanted to schedule a different meeting with her. The board said they would make it a point to go over and meet her.
- d. Plaque box near flags
 - i. David is looking into different options with the plaque box.
- e. Aeration system
 - i. Kevin provided the full quote details for the three aeration systems. They were all very similar in horsepower and would be adding 4 additional bubblers to the retention basin. Jason motioned to approve the aeration system and David seconded the motion. The motion was approved unanimously.
- f. Electrical Around Pool
 - i. David Dimitriadis texted pictures to Kevin showing the junction box, the fix they made and talked about the repairs to the lights by the bathrooms. Everything should be working now.
- g. Golf Carts – Boone County
 - i. The application for Golf Carts in Steeplechase needs to be submitted to the county, but the board approved this at the previous meeting.
- h. Fence at Entryway damaged
 - i. Herb had reported after the last meeting to the board that the fence repairs are approved.
- i. Driveway Extensions
 - i. The board is discussing with the ARB driveway extensions after the normal session to determine what would be the best procedures moving forward if a homeowner were to request an extension.
- j. Definition of a commercial vehicle/emergency vehicles
 - i. There was discussion regarding commercial vehicles and emergency vehicles. David is thinking that the board only look at emergency vehicles. He asked the boards thoughts, and no one disagreed. The covenants take care of most of the commercial vehicle language. Basically, the board was for emergency vehicles in the community. The owner would need approval from the board and need to provide documentation of the nature that they need a vehicle and to what degree they are doing emergency work. The overall view is if the board approves this language it would go before the community to vote on. David motioned to approve emergency vehicles and Jason seconded the motion. The motion was approved unanimously from the board.
- k. Steeplechase Pool Rules
 - i. The new Steeplechase pool rules sign is now up on the outside of the building. Kevin will get the communication together to go out to the community.
- l. Fishing Tournament
 - i. Kevin was supposed to hear back from the person last Friday and never heard back. Kevin said he would reach out again.

VII. NEW BUSINESS:

- a. Garage Sale Dates

- i. The board set the next garage sale as June 12, 2021. Jason will notify individuals via social media.
 - b. Apartment Upkeep
 - i. Dead pine and bush
 - 1. Kevin had a homeowner reach out about a dead tree and bush at the apartments. Kevin asked Herb if he could bring that up to the group about at least removing them for the time being and replace at their earliest convenience. He said he would bring it up with Jim Bornhorst.
 - ii. Gated area
 - 1. Chris Groh said he would have the Fire Department look at that area since it is for them to use if there were a fire.
 - c. The corner lot on Grand National that turns into Southerland is an area Jason would like to see the board do something with. Right now, people walk their animals over in it to do their business, but that is about it. The community has talked about basketball courts or soccer in the past.
 - d. Herb asked about the Clearsite plots off of Grand National and David Shibli said he had been calling them, but no one picks up and no one calls back. David asked Kevin if Stonegate would have a way of contacting them. Kevin said he would look at the site and see if there were options they had not considered and see if anyone in the office has any ideas.

VIII. NEXT MEETING: The next meeting is scheduled for June 1, 2021.

IX. ADJOURNMENT: Seeing no further business the meeting was adjourned at 6:56 pm

