

STEEPLECHASE

2020 DECEMBER BOARD MEETING

DATE: 12/1/2020

TIME: 6:00 PM

LOCATION: Zoom Meeting

Minutes

- I. CALL TO ORDER: David Shibilina called the meeting to order at 6:00 pm
- II. ATTENDANCE W/ ROLL CALL: Board Members: David Shibilina, Jason Noble, James Gribble, Jon Nettle, Adam Bell, and Neil Martin. Community Members: Herb Kindell, Craig Watkins, Thomas Poe, Joyce Shabila, Justin Bockhorst, and Stephanie Crane. Representing Stonegate Property Management: Kevin Malburg
- III. OWNER OPEN FORUM:
 - a. Herb brought up that the front entry committee wanted to distribute the light among all the different entities and were taking requests for what they want. Landmark had already put in a request for a lot of the nicer items. The Legend do not want anything at this time. Kevin provided the list for everyone on the call to view. David asked if it would be possible to view what was available first. Herb said he would reach out to Jim Bornhorst and make a request.
 - b. Herb brought up that some street signs and streetlights were not working. Kevin said that as of a week to a week and a half ago the electrician made the fixes to the street signs. If there are some out to let him know. He also mentioned that on days where there is no sun or not enough to charge the batteries there is a mechanism that does not allow the light to turn on. Otherwise the batteries would run out much quicker and the lights longevity would be much shorter.
 - c. Herb mentioned that he had not heard back from Vinnie regarding the spare parts for the light strips, so he is not sure if Vinnie is no longer interested or why he has not communicated back.
 - d. David said he had mentioned to David D about doing a DC set up of garland and hooking it into some solar panels. David D. should be getting back with that as a possibility and maybe have them up around light poled or other areas.
 - e. A question was asked about if any money was received regarding the walls. The Davis's were of note as receiving them. The board had legal look into getting some of that money. It was noted that it was not legally put into the associations name by Erbenbeck and that at this time they were not pursuing any further action.
 - f. The school meeting on the 10th is coming up. The meeting in November occurred and David Shibilina was the only one there from the association. They talked about a school staff member retiring, did some thanks and recognition and then almost everyone in the audience left. David wasn't able to stay to the very end. Thomas Poe talked to Judge Moore and on the redistricting and he said there is not much that anyone can do to make changes on it. A question was asked if there was only going to be a gravel route out to Chambers and only for emergency use. Some noted they had heard the same. The bus barn had been brought up a few times in the past and Thomas Poe had heard it was a done deal. The next meeting It was recommended to have some media brought in.

Adam had reached out to them previously and if there is for sure something occurring it sounds like the media is interested, but if there is not anything of note or it is unsure it sounds like they are less likely to show up.

IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: David motioned to approve the meeting minutes and was seconded by Jason. The minutes were approved unanimously.

V. MANAGEMENT REPORT

a. Last Month's Financials were e-mailed out to the board on November 10, 2020.

i. ii. Current Account Balances

1. Operating Account - 11/25/2020 - \$14,254.39
2. 4 CDs at Victory Bank - Kevin reached out to his contact at Victory Bank and sent them the minutes noting the change in the board and who would be signers on the CDs (Joey Fay, Jason Noble, and David Shibilina. She should be reaching out to Jason (Jason noted she had) and will provide her with the information she needs to be a signer and send the documents to Kevin's office to get all the signatures needed.
 - a. Victory 6 Month \$12,535.44 - 2/27/2021
 - b. Victory 9 Month \$25,410.53 - 2/27/2021
 - c. Victory 8 Month \$25,204.28 - 11/27/2020
 - d. Victory 12 Month \$25,473.61 - 8/27/2021

ii. Delinquent Accounts

a. Total Resident Outstanding: \$6,240

b. Management Updates

i. Keys Access

1. Kevin noted that they were down to 5 keys for the gym and has ordered more. He also has not been able to access the key system. He double checked the systems and internet, and everything seems to be working. The IP address is static, so it shouldn't be a change to that at all, so Kevin has Executive Security coming to check out what occurred.

ii. Light over gym

1. There is a light over the main gym door that is damaged. Kevin said he would get the electrician to look into it.

iii. Closed violations

1. Kevin went through the community and closed out about ½ the open violation in the community.

iv. Cleaning supplies

1. The cleaning supplies for the gym were almost completely empty about two weeks ago so Kevin refilled all the spray bottles and added additional paper to the clubhouse.

v. Sound in Clubhouse

1. There had been a rattling sound in the gym that was of concern. Kevin tracked down the sound to a floor vent that was rattling. Kevin adjusted it and the rattle was eliminated.

vi. Fox and Sheffield

1. An owner had reached out regarding the corner of Foxhunt and Sheffield. Turning left from Sheffield onto Foxhunt and turning right onto Sheffield from Foxhunt has become a concern due to cars parking too close to the corner. The owner asked Kevin what could be done, so

Kevin contacted the Butler County roads to look into this area to see if they could mark some of these areas as no parking.

- vii. Trash at Clubhouse
 - 1. Kevin noted that with the trash at the clubhouse with closing of the pool and cleaning out the pool room the trash had filled up. The clubhouse coordinator is not getting paid so these are not getting addressed while the pool is closed. Adam said he would go down there and take the trash out on Wednesday for the Thursday pick up.
- viii. Charlie Brown Invoice
 - 1. Kevin is going to follow up with Charlie Brown to get his invoice before the end of the year so no large amount carries over into 2021.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. Kevin noted that he had contacted the Lake Doctors over e-mail right before Thanksgiving to contact Jason to meet about the back entrance into the area where the sediment will be removed. Once they look at this area and make sure it is a workable area the contract will be signed, and the sediment work should start this winter.
- b. 8' Benches
 - i. Kevin said he did not see the bench around the retention basin that was supposed to be the honorary bench and asked Jason if he had talked to Chris Groh. Jason said that Chris has it, but that the board needs to look at it. It's in 3 pieces and is mostly a slab. David is going to coordinate when they can get over there together to look at it.
- c. Christmas lights at front entry
 - i. This was discussed in the open forum and David and James will be looking at the Christmas material to determine what the board should try and get from the front entry group to hold onto.
- d. Steeplechase Elementary
 - i. This discussion occurred in the owner open forum. The next board meeting is December 10th, 2020 which is likely to have a vote on the elementary.
- e. Plaque box near flags
 - i. The board had approved the plaque box over by the Gazebo. The location was not picked out. Kevin noted they could do it in the Gazebo, but it would likely not be seen as much, but would have the most protection. They could put it outside on the left most pillar as you enter the Gazebo. There is some cover there and it is UV resistant and weather resistant. David noted that it would be a good spot in that location. Kevin said he would move forward with getting that completed.
- f. Clean up around retention basin (trees, bushes, etc)
 - i. Kevin is going to walk and get a quote for some of the bigger plants around the retention basin with Charlie Brown to try and clean up the tall grass areas.
- g. Fountain and Aeration system at retention basin
 - i. The board asked for some different fountain options for the basin to see if that would be something that would be a benefit for the retention basin. They also wanted the basin evaluated for the aeration system as one aerator line is not

working. They want to know if they have the optimal number of lines, if there should be more or less.

- h. Sound barrier
 - i. This is something that the board is going to continue to work and reach out to Rick Santoro and see if he can provide updates/ be an advocate for a sound barrier to the community
- i. Switching to new bank – Pacific Premier Bank
 - i. Kevin noted that as early as the end of this week/next week budgets and coupons would get loaded to go out to communities for 2021. A question was asked about the benefits of the switch. Kevin said that for the company there is going to be less administrative work and more compatibility with their current systems. From a homeowner perspective/board perspective there will be another bank to look at for loan options, would lower costs for some payment options, and would provide some better rates than they are getting now. The biggest change for most owners will be is they send in their checks it will go to a different PO Box.

VII. NEW BUSINESS:

- a. Violation Pandemic Letter
 - i. Kevin asked about the pandemic letter that had been added to the violation process. The set up now is a courtesy letter, 1st violation letter, a pandemic letter with 30 days to fix issue, and the 4th letter is a fee. Kevin wanted to know if the board wanted to continue with this process or remove the pandemic letter. The board agreed to keep pandemic letter for now.
- b. Gym adjustments under new state mandates?
 - i. The question was raised about access to the gym and kids being allowed in them. Right now, the gym is only allows 4 people in the gym at a time. If a parent brings a child that can't exercise, then the limit can be very quickly reached. The board discussed not allow kids under 15 – 16 in the gym. David recommended something going in the newsletter regarding the outcome.
- c. Electrical Around Pool
 - i. Kevin noted that with the electrical around the pool that the lines were marked with where they were located. No junction box was found. David D. said to figure out where the short is and possibly running different wiring it's possible the figure would be around 2k or more. Kevin wanted to know if this is something the board wanted to pursue with the lights around the pool. Herb asked if
- d. Sheds
 - i. During last owner forum the question was brought up regarding sheds be entertained as something that could be changed in the declaration. The board has looked at this in the last couple of years along with over 8 years ago. The board has been going off of attachments being allowed to the house as the declaration allows that to occur. There was a lot of conversation regarding allowing sheds and looking up what other associations may have in regard to shed regulations and Adam recommended reviewing what the city of Walton and other cities have for policies. Neil spoke up that not everyone would be in favor of them. Concerns about corner lots, lots to the back of the retention basins, not matching homes, and general care being concerns that relate to sheds

going in. Herb noted that it was a process that started about 8 years ago and it was met with a lot of resistance.

- e. Limb Trimming around walking path
 - i. Kevin asked about the locations for the tree trimmings and they were along Grand National. A few are at the clubhouse area and as you walk along the path. Kevin said he would meet with Charlie to review those areas.
- f. Adornment
 - i. Kevin brought that trucks were continuing to be brought up in the community and that he didn't know if the board wanted to look at an adornment policy in general. It would allow specification for the trucks in the community and update other areas that may be of concern in the community. The board asked if it most of this was being brought up due ot concerns about the Duke truck. Kevin noted that most of it is. The board noted that there are some vehicles in the community that are first responders that could be considered commercial so it's a gray area. They do not want to make it more challenging for homeowners to live in the community if it means they would have to give up a trade or is going to add hours on to their drive. David noted that with items like this it is sometimes better to add things into the newsletter. Kevin said he would make a note to add something in the newsletter regarding commercial vehicles.

VIII. NEXT MEETING: The next meeting is scheduled for January 5th, 2020

IX. ADJOURNMENT: The meeting was adjourned at 7:26 pm



