

STEEPLECHASE

2022 MARCH BOARD MEETING

DATE: 3/10/2022

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:02 pm by David Shibilia
- II. ATTENDANCE W/ ROLL CALL:
 - a. David Shibilia, James Gribble, Jon Nettle and Mike Blevins. Not present: Adam Bell. Representing Stonegate Property Management Kevin Malburg. Legal Council: Jeff Casazza. Owners: Jennifer Smith, Joyce Shibilia, and Herb Kindell.
- III. OWNER OPEN FORUM:
 - a. Jennifer Smith asked the board to consider changes to the process for rentals of the clubhouse. She noted that residents could reserve up to a year out and that non-residents could reserve up to 45 days in advance. She would like the board to look into a system that would not allow for people to book more than a year in advance. Currently the system that is being used can block out dates, but it's a single date at a time block out. The second part is that she would like more transparency on the rental process with the owners on when they rented and if requested that information be provided upon request. She had requested that information and was not given it.
 - i. The board asked Kevin if it's possible to block out a year in advance. Kevin doesn't believe it is right now, but he can find out if they have a version that might be available to allow more functionality with the calendar system.
 - b. Herb asked about the front entry committee having access to the clubhouse for meetings. The board did not have an issue with them holding their meetings at the clubhouse.
 - c. Jennifer asked if Solar Panels are allowed. They currently have not been allowed in the community. There could be some changes coming with Ohio talking about passing some solar panel language, so the board may want to wait until that decision is made.
 - d. The question was asked about how many political signs are allowed in the community by Joyce. Currently, only one is allowed, but it's possible that in the next year or so the State will change the laws and allow for any owner to have any manner, number and size of signs in their yards. If that comes to be true it will supersede the policies of the HOA.
 - e. Joyce asked if there was any more information on the language regarding fences and pools that the state of Kentucky is considering. Currently no one was aware of any updates on that language.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Mike motioned to approve and Jon second the motion and they were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on March 09, 2022

- i. ii. Current Account Balances
 - 1. Operating Account - 3/3/2022 - \$27,591.65
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 8/27/2022
 - b. Victory 9 Month \$26,122.77 – 8/27/2022
 - c. Victory 8 Month \$26,266.84 – 3/27/2022
 - d. Victory 12 Month \$26,082.47 – 8/27/2022
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$6,115
- b. Management Updates
- i. Update on homes in community
 - 1. The number of homes in Steeplechase are now 330 from 305 before the new homes on Wynfair were starting to be built.
 - ii. Clubhouse cosmetics
 - 1. Charlie Brown went through the clubhouse and did some patch work throughout where there was some drywall removed from using the wrong tape on the walls. Currently we have provided painters tape to try and cut down on those damages.
 - iii. Door Access by playground
 - 1. The door over by the playground is not latching. Parts have been ordered and it is secured by a bike lock so people can't get in.
 - iv. Meeting with Grounds Systems
 - 1. Kevin is setting up a meeting with Grounds Systems to look at the common areas and see what needs to be addressed.
 - v. Cleaning of mailbox center
 - 1. Kevin noted that the mailbox center at the new community is right next to the road and needed cleaned off recently. This will most likely be a reoccurring issue.
 - vi. Front Entry Committee
 - 1. The board asked if Herb had any updates on the committee and he said that they could discuss more in executive, but right now they are kind of stuck in the mud with Nexus no longer doing bid and quote gathering for the entities.
 - vii. Exterior Dog Runs/Crates
 - 1. The ARB decided that large structures like dog runs, or cages are not allowed in the community.
 - viii. Violations - Red Flags and middle post area
 - 1. Kevin asked the board about the middle part of the mailbox post area that needs painted and the Red Flags on mailboxes and if they should be painted like new or replaced. The board agreed that everything should look like new and that he should send violations as needed for these items.

VI. OLD BUSINESS:

- a. Open Board Position
 - i. Prior to the meeting Jason announced to the board that he would have to step down from the board but could continue to be a member of the ARB. Anne also reached out before the meeting and said she was not able to attend the meeting due to a last-minute conflict but was interested in serving.

- ii. James is considering the VP position and would let the board know if he'll take the position at the next meeting. Michael said he could step into it as well if James does not accept.
- b. Sediment Removal
 - i. Kevin is reaching out to Lake doctors to get a schedule for the area to get seeded again with grass. The board asked Kevin to reach out to the builder on Grand National and let them know they are getting a lot of sediment into the lower lake from the construction.
- c. Aeration system/Noise
 - i. The board had looked at putting some fake rock covers over the aeration system to see if it would help with the sound. The only concern is that there needs to be enough ventilation to keep the motor from burning up. No one can say what is exactly the appropriate amount. The board asked Kevin to see if Charlie could build something similar to an enclosure around it to bounce the sound away from the gazebo. Kevin said he would see what Charlie could come up with.
- d. Overall CCR and By-Law Revisions:
 - i. Driveway Extensions,
 - ii. Emergency Vehicles
 - iii. Animal Restrictions
 - iv. Clubhouse Rental Length
 - v. Solar
 - 1. Kevin noted these were some items going to be discussed for amendments and asked if any owner or board member wanted to add any additional items in for discussion. No one at that time asked for additional items to be discussed.
- e. Additional Street Lights
 - i. Kevin had sent to the board the last information he had received from Duke regarding putting the streetlights in. They were wanting Duke to do an entire study on getting the lights installed exactly like the other lights on the street. They are trying to work with Boone to get a resolution. Kevin will continue to ask for updates.
- f. Punching Bag
 - i. The board discussed doing the punching bag, but decided they've talked about doing it for so long and there was not a strong demand for it to not proceed with it.
- g. Walking Path Repairs
 - i. Kevin presented the three quotes for the walkway repairs and parking lot repairs. He had Riegler, Pinnacle Paving and Houck. The board had ruled out Houck last time because they were only going to asphalt over the old areas that needed repairs from the tree root damage. The other two companies when asked about root mitigation with barriers noted that they don't really use them and at least one landscaper said that they don't really find them to be very effective. The board knew of Riegler's reputation, and their quote used a little more material and would add some rip rap to the detention area. The board asked about the French drain and Herb noted he thought there was one over there right now and it might be clogged. Kevin said he would investigate that to see if it needs repairs. Michael said he could address getting it unclogged. Mike

motioned to approve Riegler's work minus the French drain for \$24,000 and David seconded the motion. The board approved all the work proposed by Riegler unanimously.

h. New Pool

i. Kevin had reached out to the vendor again to find out if their fiberglass specs would meet the county specs. At this time, they had not reached back out with information. Kevin is going to start calling around again and try to find a few companies that might be willing to give some answers regarding that question.

i. Lower Lake Access

i. Kevin told the board that the builder would be interested in doing some lower lake access with the board. The board then raised concerns about how the homes would sit on the lots and to really know now to put something in they need to know how the homes will sit on the lots. Kevin said he would reach out to find out how they are intending them to sit. David said he would walk the area of common area to get some ideas as well.

VII. NEW BUSINESS:

a. Roadways in Steeplechase

i. There was some confusion from the homeowners regarding roadways in the community. The roadways are public roadways and if there is an issue the HOA does not oversee them. The sheriff's office is better off responding to these issues. Kevin said he would communicate that out with some additional information for the community, so owners were made aware.

b. Rental periods for the clubhouse

i. Moved to executive session

c. Shutters on clubhouse

i. The board discussed the shutters on the clubhouse and wanted to look at options for changing the colors, so they matched the color scheme better.

d. Zoom meetings versus in person meetings

i. The group talked about in person versus zoom meetings and doing a combination of both. Some owners had expressed they could not be there in person but were willing to be on the zoom call. The issues is not having the technology to do it in a way that people can hear what is going on in the meetings at times. The board talked about looking into some technology that might make that easier in the future.

VIII. NEXT MEETING:

a. April 7th, 2022, at the Clubhouse

IX. ADJOURNMENT:

a. The meeting was adjourned at 7:06 pm and entered into executive session.