

STEEPLECHASE

2022 APRIL BOARD MEETING

DATE: 4/7/2022

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:03 pm by David Shibilina
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: David Shibilina, Mike Blevins, Jon Nettle, James Gribble. Not present, Adam Bell
 - b. Homeowners: Herb Kindell
 - c. Management: Kevin Malburg
- III. OWNER OPEN FORUM:
 - a. Jon Nettle asked about the street sign lighting up at Foxhunt and Sheffield. Kevin believed that those had been repaired. Jon said he would double check and get back to Kevin.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Owner request for changes
 - i. Angela Matousek requested some changes to the February minutes where she said specific items that the minutes reflected incorrectly. She requested to change the dog escaping to it was intentionally let out and that she had said the courts had deemed the animal vicious. Since these were her statements that she was requesting to be changed the board approved the changes.
 - b. March Minutes
 - i. David approved the minutes and Mike seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on March 09, 2022
 - i. Current Account Balances
 1. Operating Account - 3/31/2022 - \$38,779.48
 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: \$4,155
 - b. Management Updates
 - i. Update on homes in community
 1. Up to 331 from 305 from new development
 - ii. Trash at Clubhouse

1. There was an issue where the trash had spilled out and blew around the clubhouse area. Charlie Brown came over and cleaned it up that afternoon.
- iii. HVAC Filters Changed
 1. Both HVAC filters for the clubhouse were replaced before the meeting
- iv. Wind – Signs down
 1. There are a couple of signs that came down from the pool area. Kevin was going to look at them and see if they should be replaced before they get put back up.
- v. Follow up on detention area
 1. Kevin followed up on the detention area in the new community. It was holding a lot of water and seemed to be draining slowly. Kevin called SD1 and they said it's working the way it should be right now. If there is something different a supervisor was going to reach out to Kevin, but Kevin had not heard anything.

VI. OLD BUSINESS:

- a. Open Board Positions
 - i. James accepted the VP position for the association. Anne said she would be at the next meeting to meet the board. This would still create one more open position if Anne was appointed by the board.
- b. Sediment Removal
 - i. Kevin will be reaching out to Lake doctors about getting the one area where sediment removal occurred with seeding.
- c. Aeration system/Noise
 - i. Kevin is going to have Charlie Brown put together a barrier around the system to bounce the sound out over the lake. Kevin has had Charlie pretty busy with other projects, so Kevin had not given this to him yet, but planned on doing it this month.
- d. Overall CCR and By-Law Revisions:
 - i. The board will be reviewing some suggestions from legal in executive.
- e. Additional Street Lights
 - i. Kevin had reached out to Duke, and they had informed him that there had been no forward momentum at this time. They gave Kevin the county contact that was holding this up and Kevin reached out to them but had not heard back. Kevin will need to follow up again.
- f. Walking Path Repairs
 - i. Contracts were signed and turned into Reigler to repair the clubhouse parking lot, the path from the clubhouse to fox hunt and the root damage around the detention basin. Asphalt season begins in May. Kevin noted with the vendor they'll need to work together to not create issues with the clubhouse parking lot.
- g. New Pool
 - i. Kevin stated that he had not had a chance to reach out to new vendors.
- h. Lower Lake Access
 - i. Kevin has a proposal that is under new business for creating a path down to the lower lake from Ground Systems.
- i. Roadways in Steeplechase

- i. There was follow up from residents regarding the communication about the roadways and how to communicate with law enforcement if there is a violation on the roadways.
- j. Shutters
 - i. Jon brought up the shutters on the clubhouse getting addressed. The board went out and looked at them and there are a total of 4 shutters. They are on the left side of the building when facing the front of the clubhouse. They are the same color as the front door, a dark green. The board saw that there is a dark grey on the back doors of the clubhouse and recommended painting them dark grey. Kevin said he would try to coordinate in getting them painted.
- k. Front Entry
 - i. The board discussed with Herb about the responsibilities of the front entry group and that they maintain the fence area, walking path, trees, and landscaping from about Abby's Day care to the front entry area. The board discussed some option and settled on that to keep costs low the best option is to keep Nexus overseeing the finances and picking up the trash along the roadway. The board proposed that an RFP be put together for the management companies to bid on this work. Kevin asked about how many meetings would be needed and maybe 2 at minimum. Herb asked if Kevin could put some language together for the RFP and Kevin said that he would for the front entry to review and change as needed.

VII. NEW BUSINESS:

- a. Bids for Landscaping
 - i. The board reviewed a white pine removal and turf restoration at the clubhouse. It was bid at \$686.46. The board asked if Charlie Brown would remove it and save some possible money. Kevin said he would see if that was a possibility.
 - ii. There is a very wet spot in the parking lot that has excess water and algae that forms over time. The landscape company proposed a French drain. Similar to the last proposal is the location, but the landscape company would have 2 additional drainage tiles to assist with the drainage. The last bid had been for 5k and this bid was for \$3,595 and Mike said that was a good price for the work they were doing. The board approved the French drain installation.
 - iii. This winter the landscapers would do dormant pruning of the shrubs around the clubhouse to make them more manageable. This was \$514.10 and approved.
 - iv. Adding Rubber mulch to the two playgrounds came in at \$3,455.28. Kevin thought that was high and was going to ask Charlie Brown if he was interested in bidding.
 - v. The storm water drain at the parking lot exit needs some different grading to help with water getting to the drains better. The proposal is \$585.87 and was approved.
 - vi. Kevin had walked the area down to the lower lake and the landscapers made a map of how they would cut a path down to the lower lake and maintain that area. This would be cut about once a month but would give access to the lower lake and a larger area could be created over time if there is a demand for people to have more space in the common area down there. The total proposal is \$1,729.36 and the board approved the work to be completed.

VIII. NEXT MEETING:

- a. May 5th - Clubhouse
- IX. ADJOURNMENT:
- a. David motioned to adjourn the meeting and James seconded the motion. The board unanimously adjourned at 7:12 pm