

STEEPLECHASE

2022 FEBRUARY BOARD MEETING

DATE: 2/3/2022

TIME: 6:00 PM

LOCATION: Zoom Meeting

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by David Shibilina
- II. ATTENDANCE W/ ROLL CALL:
 - a. David Shibilina, Adam Bell, James Gribble, Mike Blevins, and Jon Nettle. Not Present: Jason Noble. Representing Stonegate: Kevin Malburg.
 - b. Briand and Angela Matousek's were the homeowners on the zoom meeting
- III. OWNER OPEN FORUM:
 - a. Angela informed the board that she had been attacked by a dog that resides at her neighbor's property. The dog was supposed to be put into quarantine and escaped, so it is now going through the process to see if it is considered vicious, which Angela stated it has been deemed that from the officer overseeing the case. In this situation the dog can be allowed to come back to the property but must meet some guidelines. Angela would like the board to consider not allowing any animal that is considered vicious from being allowed in Steeplechase. She also noted that the dog was not actually the owners but was owned by a live-in boyfriend of the neighbor's daughter. There is currently a large structure that is built in the backyard for the dog to go into. Kevin noted that he has told the neighbor that she needs to go through the improvement application process for any exterior improvements. The cage/structure is supposed to be 6' tall and a bit long. From the picture that was sent to Kevin, he did not think it was 6' tall and asked if it was possible to get a different picture from a different angle so that could be addressed through the ARB. Brian said he would try to get a picture in the coming days. The board wanted to see about the local ordinances, what was being met and what was not being met. Kevin said he talked to animal control and would reach out to the officer as well.
 - b. Michael asked about when holiday lights were supposed to come down. Kevin stated they should be down by February 1st. Kevin had planned on doing a property tour today, but due to the ice storm was delaying to next week. Michael said he had seen some in the community and to look out for them.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. James motioned to approve the minutes and Jon seconded the motion. The minutes were approved for January.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on January 10, 2022
 - i. ii. Current Account Balances
 1. Operating Account - 1/30/2022 - \$36,219.47
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 2/27/2022
 - 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: \$11,045
- b. Management Updates
 - i. Algae on Fence
 - 1. Kevin noted that there is algae on the fence near the clubhouse and Charlie Brown is going to address it as soon as the opportunity to do it and the weather cooperates.
 - ii. Front Entry Committee
 - 1. Herb had some e-mail communications back and forth with the front entry committee and Kim, a regional manager for Nexus that oversees the finances for the front entry group. In the past Nexus has always addressed issues with the front entry areas and making sure that if there were bids needed for something they acquired them. Kim reviewed the contract and said that it doesn't state that they (Nexus) should do anything other than financial preparation. Herb noted that they did not have a budget for 2022 yet and when they met in person trying to get Kim/Nexus to address the broken fence that they were asked to leave the facility and they held a vote over e-mail about Nexus addressing these items. Herb is currently waiting for a couple more e-mail responses but would start to move forward with the insurance company, so this doesn't sit too long and then doesn't get addressed. Herb noted that Jeff may need to get involved depending on if Kim decides to continue this course of action.

VI. OLD BUSINESS:

- a. Open Board Position
 - i. Kevin heard back from Ann O'Neil and another owner that stated they didn't think they had the time but did want to attend the meeting. Unfortunately, with the ice storm that has been affecting the area this meeting had to be held via Zoom at the last minute. The board said to invite Ann to the next meeting and welcome individuals to attend the meeting if they are interested. Overall, the board would like to meet anyone interested in serving on the board.
- b. Plaque for Wayne Hampton
 - i. Kevin presented a mock plaque that stated In Honor of: Wayne Hampton, For his care and devotion to Steeplechase HOA. This would go into the Plaque Box area by the gazebo. The board approved the presentation and Kevin said he would get that ordered.
- c. Plaque box near flags
 - i. Charlie has this installed and Kevin has the keys in the gym area. Kevin was going to give them to David at the meeting, but since it's remote did not have a chance to do so before the meeting. Kevin will get those to David by the next meeting, if not sooner.
- d. Aeration system/Noise
 - i. Jon said he went to the gazebo and believes it is a little louder with some vibrations in the gazebo with the additional aerator there now. Kevin had not

thought there was much of a difference, but David had thought there was too. Kevin will reach out to the Lake Doctors to see about dampening the sounds.

- e. Overall CCR and By-Law Revisions: Driveway Extensions & Emergency Vehicles
 - i. The board discussed having this conversation when they are able to have a full board present and elected. This was tabled to the next meeting.
 - ii. David brought up solar lights and talking about doing an amendment addition for this and Kevin noted that it is possible Ohio this year will pass a law regarding solar lights. It's possible that Kentucky will look at that as a roadmap for doing their own ruling, so it might be good to investigate that before doing an amendment.
- f. Additional Street Lights
 - i. Kevin had sent an e-mail earlier to the board regarding the streetlights being installed on Wynfair Ct. Duke is getting some pushback from Boone County with them wanting to change the location of the light poles and the design of them. This would impact Duke on any future work and what Duke is requesting is exactly what is on Wynfair Ct. currently. Kevin will let the board know of any updates with this process.
- g. Punching Bag – Get set up during meeting – Jason
 - i. At this meeting Jason was going to bring the Punching Bag and the board could help to get the gym area set up for this to work. Since there is an ice storm this will be tabled to next meeting.
- h. Walking Path Repairs
 - i. Kevin presented three quotes for walking path repairs. These repairs would cover the parking lot at the clubhouse, the path from the pool to Foxglove, and three spots with root damage around the retention basin. None of the quotes recommended a root barrier, but there is one location where it could be useful if the root comes back. Houck recommended putting another layer down over what is there now and was the least costly. However, they would do that over the roots too which would delay root damage for a few years. The total cost would be 17.2k. Pinnacle Paving and Riegler were in the same ballpark with pricing and scope of work. Riegler came in at 24k for the clubhouse and walking path and Pinnacle was 23.9k. In ease case they would remove the damaged areas and remove as much root as possible and repour asphalt. With the clubhouse Riegler was 1k more, but with their overall work they were doing an additional 2" of asphalt and doing a 3rd coat on the clubhouse parking lot where Pinnacle will only do 2. Riegler does a lot of work in the Kentucky area with clubhouses, golf courses, walking paths, etc and Kevin recommended that would be the best option even if it's a little more expensive. The board asked Kevin to ask about the Root barrier and if any of the vendors would do it or if they would need to get a different vendor to do it. Kevin said he would ask them about it.
- i. New Pool
 - i. Kevin reached out to the county, and they said that there was a 5-to-6-month process to change the land and allow an open forum for people to speak up about whether they wanted a pool to go into this location. A vendor in fiberglass pools said that they do not have issues with residential pools, but they do have issues with commercial pools because many counties have specific

requirements for stairs on how wide and tall they are and a lot of times their pools do not meet these guidelines. Kevin was trying to get the definitive answer before the meeting from the vendor if Boone would meet or not meet those requirements but was still waiting for a response.

- j. Blevins – Aerator for lower lake
 - i. Michael will have this installed in the spring for the lower lake.
- k. Monument Wall
 - i. Kevin sent out a communication to the community about the monument wall and that there is not any viable land for a monument wall that the board can purchase since the State is not interested in giving up any of the easement area by the circle and the owners of land further south from the circle are trying to sell their land and do not want a monument on it while trying to sell. However, the board is willing to revisit this if something changes where an owner would be willing to sell or provide an easement on their property for the monument wall.
- l. Signage leading away from the school
 - i. Kevin noted that Boone County Public Works did coordinate to get a speed radar sign up by the school to show people how fast they are going down the hill per the request of the board. David was going to monitor to see if that helps at all.

VII. NEW BUSINESS:

- a. Lower Lake Access
 - i. Kevin shared an access area that the association could use off of Grand National to access the lower lake. This would be next to the three homes being built by Clearsite construction. The board asked Kevin to reach out to the builder of those lots to see if they would be interested in assisting with creating some access to the lower lake.

VIII. NEXT MEETING:

- a. March 10th, 2022 – Clubhouse

IX. ADJOURNMENT:

- a. Seeing no more business the meeting ended at 7:20 pm



