

**STEEPLECHASE**  
**2021 JUNE BOARD MEETING**  
**DATE: 6/1/2021**  
**TIME: 6:00 PM**  
**LOCATION: Clubhouse**  
**AGENDA**

- I. CALL TO ORDER: The meeting was called to order at 6:10 pm
- II. ATTENDANCE W/ ROLL CALL: David Shibilina, James Gribble, Darlene Poe, and Jon Nettle. Representing Stonegate Property Management Kevin Malburg. Owners present were Chris Groh and Joyce Shibilina.
- III. OWNER OPEN FORUM:
  - a. Chris discussed 1<sup>st</sup> responder's day. He thanked the board for the approval of the bouncy area, and he is coordinating that to go in on the site. Darlene is going to coordinate the port-a-potties. Kevin needs to confirm payment for the beer truck and send in the additional insurance coverage. Chris noted he would be there most of the day setting up and organizing the event. He asked if the board had any questions and at this time there were no questions.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - a. David motioned to approve the minutes and they were seconded by Darlene. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board on May 10, 2021.
    - i. ii. Current Account Balances
      1. Operating Account - 5/25/2021 - \$31,810.65
      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: \$7,040
  - b. Management Updates
    - i. The pool door to the playground is not working and Executive Security needs to order new parts for it.
    - ii. The hard drive for the camera system failed and Executive Security is ordering a new one.
    - iii. The AC in the gym was not working. Kevin called the company twice and on the third time the owner came out and figured out the issue. They have some parts on order and it should be repaired this week.
    - iv. There is a cherry tree by the pool that started to bloom this spring and then must have been shocked from the cold front and is now dead. There is also a dark red plant along the windows at the clubhouse and some turf areas from dead pine trees that will be restored. There is large pine on the one side of the sidewalk

that is taking it over. It is getting replaced and two hydrangeas are going in on each side.

VI. OLD BUSINESS:

- a. Sediment Removal
  - i. Lake Doctors reached out about starting soon on this, but with the weather being cooler the last couple of weeks Kevin wouldn't be surprised if this gets pushed out to a later date in June/early July.
- b. 8' Benches
  - i. The concrete has been poured around the lake for where the benches will be installed. They are letting those harden for a little over a week and will have the benches installed.
- c. Plaque box near flags
  - i. David is looking into options for the plaque box.
- d. Aeration system
  - i. The aeration system contract needs to be signed and submitted to the Lake doctors.
- e. Electrical Around Pool
  - i. Kevin received the quote for the electric around the pool to run new wiring to the lights and the cost is around 5k. There needs to be additional quotes obtained for this work to be decided on and then proceed.
- f. Golf Carts – Boone County
  - i. Kevin went to fill out this paperwork and the paperwork requires that a certain portion of the streets have people on it sign off that they are okay with golf carts being on the streets. When asked the percentage Kevin said it varied for longer streets and shorter streets. The board discussed these options and if there was a way to possibly do it electronically. They also talked about possibly having it filled out at the 1<sup>st</sup> responder event and that was decided not the best time to do something of this sort. The board tabled the discussion to think on this more. Kevin said he would reach out to the county to find out how other HOAs have been doing this since there is a line for HOAs.
- g. Driveway Extensions & Emergency Vehicles
  - i. David discussed with Jeff Casazza about changes to the declaration and that the community would need to vote on these issues to approve them. Once the wording is finalized Jeff will give it a once over, come to an executive and run down the overall process. David is talking to the county regarding what the best minimum footage would be when it comes to property lines. David also said that the wording needed to include in the driveway extensions there needs to be additional language for decorative landscaping/bushes to beautify the extensions.
- h. Fishing Tournament
  - i. Kevin only received one notice of including cleaning up any area that is fished in and Oli said he would add that to the fliers.
- i. Garage Sale Dates
  - i. June 12th is the date for the community garage sale.
- j. Apts Upkeep
  - i. The dead pine tree was removed but the portion of the bush that is dead is still out front. Not sure why that was not removed at the same time.

VII. NEW BUSINESS:

a. Clubhouse Repairs

- i. Joey Fay, the owner of Stonegate, did a walkthrough of the pool and clubhouse and had some general areas that could be improved with the pool from a new 911 sign, hanging the first aid kit differently, and some cleaning points. All the cleaning issues were addressed before the opening and a lot of these issues can be addressed, but the largest issue he was concerned with was the clubhouse overall. There is some dry rot occurring with some of the wood and the clubhouse could use a new coat of paint. The board discussed this and said that it is something that needs to be addressed and they didn't have an idea of the cost, but wanted to know what it might be and could determine if it is something they would address this year or the following year. Kevin said he would start getting quotes for it.

b. Violations

- i. The board discussed the violation protocols and decided that they did not need to include the COVID violation letter that gave owners an additional warning and 30 days to rectify an issue. They also reviewed the delinquency accounts and there was one member in the community that had not received the attorney demand letter due to their balance and requested that Kevin have a letter sent to them. Kevin said he would have that completed.

VIII. NEXT MEETING: The next meeting is scheduled for July 6, 2021

IX. ADJOURNMENT: Darlene motioned to adjourn the meeting and was seconded by James. The meeting adjourned at 7:16 pm