

STEEPLECHASE

2024 APRIL BOARD MEETING

DATE: 4/2/2024

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:06 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Mike Blevins and Amy Evans
 - i. Not Present: Liz Andres, Justin Bockhorst, Teresa Dunican
 - b. Management: Stonegate Property Management – Kevin Malburg
 - c. Owners: 4 owners present
 - d. There was not a quorum for the meeting, so items were discussed, but nothing formal was voted on.
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - e. March Minutes
 - i. Tabled till the next meeting for approval.
- III. OWNER OPEN FORUM:
 - a. Movie Night
 - i. An owner recommended a moving night. Mike said they had discussed doing something like that before. He encouraged owners if they have recommendations to let the board know. With the movie night they must coordinate some different pieces and it hasn't happened, but it's a good idea.
 - b. New People Committee
 - i. Another recommendation was to have a committee that went around and greeted new people to the community. Kevin said that he can run a report with changes in ownership for the previous month or more, so it would be easy enough to know who is new in the community. The board said they would consider something like that and discuss it as a group.
 - c. Street Signage
 - i. It was reported that the street signage was not great and cracking, fading, or hard to see. Kevin reported some areas to Boone County Maintenance, and they had not made the repairs. He will try again but encouraged owners to do the same thing. Sometimes multiple people help to get something changed.
 - d. Fence Damage
 - i. It was reported there was some fence damage to the easement group. Kevin said he'd take some pictures and see what Herb and the easement group would like to do.
 - e. Apartments frontage
 - i. An owner e-mailed in concerns that the apartments were not keeping up their curb appeal. Kevin had reached out about this during the pandemic, and it was a

different person at the time, so he would try again and see if they could get a different result and try to appeal to the curb appeal.

- f. Pool Chairs & Chaises
 - i. An owner asked if there would be new pool furniture and Kevin reported there would not be to keep fees low for homeowners. It had been investigated the previous year.
- g. Street Crossings
 - i. The street crossings were added and were paid from the owners property tax. The extent of the work was related to the school being so close and needing a path kids can walk/bike safely.

IV. MANAGEMENT REPORT

- a. Last Month's Financials were e-mailed to the board by March 11th, 2024.
 - ii. Current Account Balances as of 3/26/2024
 - 1. Operating Account \$33,982.97
 - 2. Reserve Account \$44,069.03
 - a. CDs
 - i. Pacific Premier – 25k – 6.12.2024
 - ii. Pacific Premier – 25k – 10.14.2024
 - iii. Pacific Premier – 50k – 3.12.2025
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$6,350.00
- b. Violations – There were over 60 violations that went out for owners to address by May 31st.
- c. Kevin changed out the HVAC filters today.
- d. Charlie thought pond clean-up was a great idea for the kids to participate in but is happy to clean up anything that can't get cleaned.
- e. Dog bags ordered and delivered for around lake.
- f. Pool is getting filled, the bathrooms were painted in the fall and look good for the opening minus some minor cleaning. Kevin has contacted the landscapers to address spraying some of the weeds starting in the pool area. A tentative opening is to occur on May 18th.

V. OLD BUSINESS:

- a. 2024 Social Events
 - i. Easter Egg Hunt: Saturday, March 30th
 - 1. Mike reported there were 75 to 80 people at the Easter Egg hunt event. They used all 1,000 eggs and would likely want 2,000 for the following year.
 - ii. Fishing Derby Day:
 - 1. May 4th is Derby Day for the horses, so this is getting moved to a different date in July.
 - iii. Summer Event: June 22nd – Band and 2 vendors
 - 1. Braxton is not available, but Kevin is to try and look into other beer vendors like Rhinegeist or if there are listings under Cincy food truck.
- b. Lower Lake Request
 - i. Easement to western section
 - 1. The board has been provided with some feedback on the cost of the easement and needs to be discussed in executive.

- ii. Mowing Western section of Lower Lake
 - 1. The board asked about getting approval from the owners while they work on the easement to get the mowers back there to mow one section of the lower lake.
 - c. Quorum: By-Laws
 - i. The board has a final version to review and once that is reviewed open it up to the community to see and provide feedback.
 - d. Lower Lake Drainage Area
 - i. Kevin is getting signage for the lower lake regarding private property and catch and release.
 - e. Closing Chambers Road Underpass
 - i. There hasn't been any discussion and at the meeting over at Triple Crown there was nothing noted about this occurring.
 - f. End of Crisp Ct.
 - i. Kevin is reaching out to the school and the county roads to address dumping occurring.
- VI. NEW BUSINESS:
 - a. Lower Lake detention area
 - i. Mike had attached some pictures of the lower lake and the areas that were not drying out. The board had some bids come in for these areas the previous year and Kevin had received an updated amount to add a different type of grate to the lower lake for water to leave the lower lake (safety overflow). Kevin said he would get some updated pricing. Mike noted that it seemed the area was getting worse than in the previous year and would want to see something done in the common area to keep owner lots dry.
- VII. NEXT MEETING:
 - a. May 7th, 2024
- VIII. ADJOURNMENT:
 - a. Seeing no more business the meeting adjourned at 6:46 pm