

STEEPLECHASE

2024 DECEMBER BOARD MEETING

DATE: 12/3/2024

TIME: 5:30 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 5:36 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, Justin Bockhorst, William Jones, Amy Evans, Teresa Dunican.
 - b. Not Present: Elizabeth Andres and David Eakin.
 - c. Management: Stonegate Property Management – Kevin Malburg
 - d. Owners: 2 households
- III. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. October Minutes
 - b. November Minutes
 - c. November Executive Minutes
 - i. Mike motioned to approve the October, November, and November Executive Minutes. Those meeting minutes were approved unanimously.
- IV. OWNER OPEN FORUM:
 - a. There were no items for open forum.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by November 10th, 2024
 - i. ii. Current Account Balances as of 11/25/2024
 1. Operating Account \$29,441.18
 2. Reserve Account \$67,984.98
 - a. CDs
 - i. Pacific Premier – \$25,209.83 – 1.12.2025
 - ii. Pacific Premier – \$25,754.23k – 4.14.2025
 - iii. Pacific Premier – 50k – 3.12.2025
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$11,896.56
 - b. Kevin went through the community and there seemed to be a lot of trash cans out in the community, so he'll come out on a Monday to try and address cans that are staying out longer than should be allowed in the community. Kevin restocked the supplies for the clubhouse and will be getting Charlie Brown to get the holiday lights up for the association.
- VI. OLD BUSINESS:
 - a. 2025 Budget
 - i. The board reviewed the budget for 2025. From the initial budget the only changes were Clearsite purchasing the empty lots in the association. Steeplechase HOA no longer needs to abide by the contract with John Henry to

cut the grass on those lots. The money saved from that was added to the reserve, or about \$5,000.

- ii. Mike motioned to approve the budget for \$600 a year, billed quarterly at \$150 for the 2025 fiscal year. William seconded the motion, and it was approved unanimously.
 - iii. Kevin brought up reviewing the late fees for the association and the board agreed to review them and asked Kevin to bring how many late fees occurred and how much revenue that generated for the association. If the late fee is increased hopefully it will help to collect more assessments on time from owners.
- b. 2024 Social Events
- i. Lighting Ceremony and Santa
 - 1. The board discussed how they wanted to light the tree and outside lights and how Santa would appear inside once everything was lit up. The board got water, milk, 5 dozen donuts, 2 Gallons of Coffee, and 2 Gallons of Hot Chocolate.
 - 2. Kevin had the Easter Egg order form and was going to order that since there was a lot of demand for them now. However, Kevin wanted the invoice to hit in 2025 when the event will occur. Mike said if they can't accommodate it being paid in 2025 then it's fine to pay it in 2024.
- c. Quorum: By-Laws
- i. Kevin will have the original bylaws posted to the website by the end of the month.
- d. Lower lake detention area
- i. Kevin will start asking for bids this month for the detention area to do phase one and address the lower retention basin inlet that takes water from the upper basin based on the Lake Doctors scope. Kevin had asked about pricing for work related to dredging the lower retention basin and the secondary overflow. This would be adding a roadway to be installed and removed from the inlet to the far Northwestern portion of the lower retention basin. It also relies on getting an easement from the owner on the corner lot there to move machinery to the common area. For estimates Lake Doctor said the dredging of the entire lower pond would be likely around \$300,000 and the secondary overflow would be \$25,000. Asking some questions about getting a longer backhoe to address farther into the retention basin or even doing the portions that are accessible to dredging the areas are some things to consider trying and keep costs lower when the time comes to get bids, but those would be the numbers to start saving towards to be addressed in the future.
- e. Light Sensor for Gym
- i. Charlie Brown was approved to install the light sensors and was working on logistics for the installation.
- f. Blinds
- i. Mike is going to send Kevin a link for the windows at the upper part of the clubhouse for purchase. Kevin has the dimensions to get blinds for the doors going to the pool area.
- g. Aerator

- i. All the vendors have different providers they use and so they don't all have the same HP specs. Aqua Docs only goes up to $\frac{3}{4}$ HP, but Jones can do 2-1/2 HP aerators and Lake Doctors will do a 1 HP motor. Lake Doctors can come down in price and it will be more powerful than the 2 – $\frac{1}{2}$ HP systems. Kevin was asked to see what the best price Lake Doctors could give on their system and with Jones if their 2 $\frac{1}{2}$ HP systems will work if one motor goes down and how power that would be for the detention basin.
- h. Clubhouse Landscaping
 - i. Justin brought up the landscaping at the front of the Steeplechase clubhouse area and getting that addressed so there is not as large of a gap between the lawn and sidewalk. Kevin was going to work with the new vendor to get that addressed once he has a manager to work with from A&A.

VII. NEW BUSINESS:

- a. Holiday Light Competition
 - i. The board is going to judge homes Dec 16th – 19th. Homeowners should have their lights up before the 16th and their assessments paid in full for consideration. The prizes are \$200, \$150, and \$100 for 1st through 3rd prizes. Kevin will send out a notice to owners' e-mails.
- b. Electric at Corner of Sheffield and Grand National
 - i. Mike asked if Kevin could see if a 120 Volt outlet could be added to this area since they've done events in that area and there was a meter there for the electric.

VIII. NEXT MEETING:

- a. January 7th at 6 pm
 - i. The board discussed using the later part of the meeting to take down the holiday decorations.

IX. ADJOURNMENT:

- a. Seeing no more business, Mike motioned to adjourn the meeting and was seconded by Teresa. The meeting was adjourned at 6:00 pm unanimously.