

STEEPLECHASE

2025 FEBRUARY BOARD MEETING

DATE: 2/4/2025

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:01 pm by Michael Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, Justin Bockhorst, William Jones, and David Eakin.
 - i. Not Present: Amy Evans, Teresa Dunican, and Elizabeth Andres
 - b. Management: Stonegate Property Management – Kevin Malburg
- III. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. January Minutes
 - i. The board approved the minutes unanimously.
- IV. OWNER OPEN FORUM:
 - a. An owner asked when Publix might open. The board thought by March. They are starting to see plant material going in so it shouldn't be too much longer before it opens.
 - b. An owner asked Mike to mention that kids were throwing rocks from the dam into the retention basin. Mike said we'd get something out to the community.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by January 15th, 2025
 - i. ii. Current Account Balances as of 1/28/2025
 - 1. Operating Account \$44,975.24
 - 2. Reserve Account \$74,517.09
 - a. CDs
 - i. Pacific Premier – \$25,209.83 – 7.12.2025
 - ii. Pacific Premier – \$25,754.23k – 4.14.2025
 - iii. Pacific Premier – 50k – 3.12.2025
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$17,736.56
 - i. Kevin noted this is higher than what the association tends to have for delinquencies. Last quarter the delinquencies were higher and that has carried over to the 1st quarter of 2025. In old business the board will be discussing late fees as an option for change to see if that can create some urgency in owners making their payments on time.
 - ii. Payment Plans: 3 Owners.
 - iii. Management Letter (certified): 11 Owners
 - iv. Legal Letter: 1 owner
 - v. Lien: 3 Owners
 - vi. Foreclosure: 2 Owners
 - b. The fireplace fan and fan in the clubhouse were labeled

- c. Charlie Brown put up the three shades in the clubhouse on the large doors. Kevin showed that there were straps on the back side and Velcro to strap up the shades if desired.
- d. The dry erase board at one side of the gym was removed and a laminated sign was put up.
- e. The website information was updated so it would be renewed in March 2025.

VI. OLD BUSINESS:

- a. Late Fees
 - i. According to the documents for the association, Steeplechase can charge a late fee and an interest rate. With Kentucky Law the late fee can be any rate. However, if it were challenged it would need to be reasonable, owners are made aware of the late fee in advance and it's an appropriate grace period for payment. The interest can be charged up to 8% per annum.
 - ii. The board quickly opted to not do an interest rate since it's not that much in interest per month unless the balance is large. The late fee is currently \$10 and only charged after the 10th of that quarter. Mike proposed increasing the late fee to \$20 and extending the grace period to 15 days. In addition, each month the assessment is not paid by the 15th an additional charge of \$20 will occur again until it is paid. Justin seconded the motion, and it was approved unanimously.
- b. 2024 Social Events
 - i. Easter is Sunday April 20th. The board looked at rental availability and all the Saturdays for the month were booked and only two Sundays were available. The board reserved the 6th as a back up date. They asked Kevin to see if the rental on Saturday the 19th would be agreeable to allow them to hold the Easter Egg hunt in the AM and they would get the clubhouse in the afternoon. Kevin said he would reach out.
 - ii. An owner asked if they had everything for the eggs and candy. The board had already ordered 2,000 eggs filled with candy. The owner asked if they would take more candy as they have a contact that works with Nerds & Mentos. The board welcomed any additional support for Easter.
 - iii. The board noted they need to have some hard times for the event. There should be a lot more eggs for kids this year, but letting parents know if they are late, they might be out of luck for the Easter Egg hunt.
- c. Lower lake detention area
 - i. Langingan Construction: Kevin sent the RFP out in the middle of December and followed up in mid-January. Kevin followed up on 1/16 and again on 1/22 when the company confirmed they were passing on the bid as they had too much work right now.
 - ii. Do it Right Excavation: Kevin sent the RFP out in the middle of December. Kevin followed up on 1/16 with a phone call and & 1/22 by e-mail and received no communication back.
 - iii. Pond and Lake: Kevin sent the RFP out in middle of December. Kevin followed up with an e-mail on 1/16 and called 1/22. The owner responded to the phone call and was hoping to get out there the week of his meeting and provide a quote in the next couple of weeks.

- iv. Reached out to Rock Solid Excavation after getting Langan and Do It Right Excavation. Kevin heard back from them about a week later and said they thought the scope was too big for them to oversee.
- v. Reached out to GLC on 1/23/2025 and they were going to review the project and go out on site. Kevin is going to follow up in the next week if he doesn't get a response.
- d. Arch Blinds/shading
 - i. After purchasing the one shade it wasn't big enough. Doing more research most are 180 degrees and there are not many 90-degree arch shades. The arch in the clubhouse is so large it's a special order. Kevin made a purchase that should be coming so it can be installed in the next month.
- e. Sidewalk – Fill dirt and seed
 - i. Kevin heard from Andrew, and he said things were calming down, and with the snow being gone he'd get a quote soon.
- f. Electric at Sheffield and Grand National
 - i. Integrity Electric – Duke Box
 - 1. There is a lock on the meter out at this box. Integrity can put an out there, but they need access to the lock. Kevin asked if Mike could get the meter number and Kevin would call Duke to see if it's possible to get access to put an out there.
- g. By-laws
 - i. A question came up about the by-laws. Kevin had sent Jeff's update to the board and since it was signed so long ago and not notarized at the time they couldn't record it, but it should be fine if it's posted.
 - ii. Justin noted that the goal is for another board to not go through what this board did and find out they didn't have the original by-laws. He recommended asking Jeff if it's okay if they resigned them and recorded them. The board thought it was a good idea and Kevin said he would reach out.

VII. NEW BUSINESS:

- a. Painting
 - i. Based on the RFP request that the board had put together, Charlie Brown was bidding the painting and FRP board for the community in the clubhouse at \$3,603.50 for everything. Mike had asked a painting contractor what he would price things out at based on square footage and his pricing was about double what Charlie had quoted. Back in 2019 when the entire clubhouse was painted it was a little over 12k. Even though this was not the entire clubhouse this seemed like a good price. Justin motioned to approve the bid and was seconded by Mike. The bid was approved unanimously.
 - ii. The board asked Kevin to have Charlie use adhesive on the FRP board, add trim if that would make it look better to the FRP board, and to get a timeline so that owners could be made aware when the gym would not be available.
- b. Newsletter
 - i. The board noted that they should send out information about the late fees and include some additional information. The additional items along with the late fees are the following:
 - 1. Let owners know that throwing stones into the pond shouldn't be occurring from kids. Ask them to stop and owners to talk to their kids

about not doing this. This leads to a quicker turnaround for more rip raps on the dam.

2. Kevin noted that the board should consider upgrading the furniture and other items in the clubhouse. The one couch is starting to show a lot of wear on it. The board recommended asking if anyone in the community is willing to provide their services for interior decorating when it comes to the clubhouse to get some new furniture.
 - a. An owner noted that Wayfair is closing nearby and might have some selection there.
3. Easter should be added and can be TBA unless times are established. Maybe before school is out if students need volunteer hours.
4. Lake Clean Up: Set a tentative week/date for the clean up
5. End of Summer event: September 13th is the tentative date for the event. Looking for music and food trucks this year and hopefully a cooler day than this past year.

c. Pool Fence

- i. The pool fence was damaged, and the board identified the owner that caused the damage. The owner had not reached out to Kevin, so Kevin reached out to R&M Fence for a quote, and they were going to come out on 2/4. Kevin ran into the inspector arriving on site for the meeting and the inspector didn't think it looked too bad and would get some pricing over by 2/5. Kevin would use that to start a conversation with the owner. They need to get the fence fixed and can put the charge on the owner's account and get paid back for the repairs. The board doesn't want the pool opening delayed due to some damage to the fence.

d. Bike Rack

- i. Kevin noted that the bike rack needed to be centered and there was a portion of grass in that area that seemed more trouble since it was a small area. Kevin recommended having A&A remove the grass and add in mulch there. The board thought that was a good idea.

VIII. NEXT MEETING:

- a. March 4th at 6 pm at the Steeplechase clubhouse

IX. ADJOURNMENT:

- a. Seeing no more business Mike motioned to adjourn and was seconded by Will. This was approved unanimously and adjourned at 6:41 pm.