

STEEPLECHASE
2025 JUNE BOARD MEETING
DATE: 6/4/2025
TIME: 6:00 PM
LOCATION: Clubhouse
AGENDA

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:01 pm by Mike Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, Justin Bockhorst, Elizabeth Andres, Teresa Dunican, and Amy Evans.
 - b. Not Present: William Jones & David Eakin
 - c. Management: Stonegate Property Management – Kevin Malburg
 - d. Owners: Two owners' present
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - e. May Minutes
 - i. The minutes were unanimously approved.
- III. OWNER OPEN FORUM:
 - a. There were no items for the owner open forum.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by May 15th, 2025
 - i. ii. Current Account Balances as of 5/27/2025
 - 1. Operating Account \$52,474.10
 - 2. Reserve Account \$84,681.70
 - a. CDs
 - i. Pacific Premier – \$25,970.39 – 7.11.2025
 - ii. Pacific Premier – \$26,307.45 – 10.09.2025
 - iii. Pacific Premier – 52,474.10 – 3.12.2026
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$8,866.56
 - i. Kevin noted that all owners that were on payment plans had made a payment or were in the process of making a payment.
 - ii. The one foreclosure had asked for a payoff letter to bring their account current.
 - b. Screen
 - i. The 2nd screen for the window in the main clubhouse area was installed along with all the floor vents being replaced with new ones.
 - c. Sign in clubhouse
 - i. A sign had to be installed inside the clubhouse since the one door allowed access to the pool to state the risks of the pool. No other inspector has ever required it. Kevin noted they could make the sign smaller, but the language needed to stay the same. The board wanted to make sure the ages were the same

from outside to inside, so Kevin was going to price out getting a sticker to go over the age portion of the sign.

V. OLD BUSINESS:

a. 2025 Social Events

i. May Lake Clean up: May 23rd

1. The event started between 5:00 pm and 5:30 pm and there were 4 adults and 3 kids that assisted in the cleanup. They were able to pull a lot of trash at the upper retention basin and even some at the lower retention basin.

ii. End of Summer Event: Sept 13th

1. Food trucks

- a. Buffalo's best BBQ
- b. Beverly Ann's ice cream
- c. Travelin Tom's coffee

2. Music

- a. Eric Souders band will be playing.

3. Time

- a. 6:00 pm – 9:00 pm with set up around 4 pm. People can bring games and set up in the grassy area.

b. Lower lake detention area

- i. With the two bids the association has similar scopes from both GLC Landscaping and Lake Doctors. The board broke the work out into three phases (break out of phases, work, and pricing at the end of the minutes). Lake Doctors came in at \$56,675 and GLC at \$50,500. The biggest difference was phase two. Management reached out to both companies about phase two and the pricing being so different. Here is what they would do:

1. Lake Doctors: We are going to start to widen it right away at the inflow pipe. (Involves moving the riprap there and widening and then reusing what they can from it). Hope to get about 25 ft in width and an average of 5-6 ft deep. (This will be V shaped in the water. Of the total 25 feet mentioned, 15 feet are about 15' feet across in the stream (water area) and then you go up the bank and over it for an additional 5' on each side to get 25' of work). The total length will be about 275 ft. It'll be a straight shot down to the exit. The two check dams will help to collect sediment from the upper retention basin and prevent it from getting to the lower retention basin.
2. GLC: Straight shot 3 to 8 feet wide and 2 to 4 feet deep. Based on DNR recommendations on water flow

- ii. The board asked if this would address the issue with the inlet as a permanent fix. It will, but the check dams will need to be cleaned out periodically from sediment build up, but this will also be much cheaper since its getting cleaned out from the inlet and not all the way out in the detention basin which is a lot costlier.
- iii. The board discussed and based on the information provided asked management to go to Lake Doctors and see if they would match the pricing of GLC. Additionally, the board wanted a visual overlay to see what is occurring in all the different areas of the inlet. If asked, they would be able to refer to a picture

and show the association ownership exactly what is occurring, where and how it should look at completion. The timeline is for the board to have it in their hands two weeks from this meeting so they can review and ask any questions or request clarification on what is being done. Kevin said he would make that request first thing in the morning tomorrow.

c. Electric at Sheffield and Grand National

i. Bid

1. Integrity: \$2,964
2. Executive Electric: Following up since no response.
3. Rose Electric - \$4,200 for 1–100-amp service, labor, material and electric inspections.

- ii. Kevin never heard back from Executive Electric and followed up with them twice from the last meeting. Kevin is reaching out to Ken Houston Electric that has done work for other Stonegate properties in Kentucky to get some pricing and will share with the board once he has that in his possession.

d. Interior Decoration of Clubhouse

- i. The board is waiting to hear back from the interior decorator. The board looked at it being submitted as a high-end, mid-range, and economic proposal and that it would be something they could do over maybe a three-year span.

e. Smell in Gym

- i. This has not been an issue since it was brought up. The floor drains will continue to be serviced to help and aid this from recurring.

f. Lower lake Area with Wild Flowers around drainage area

- i. A&A should be addressing the lower lake inlet area with some wildflower seeding after they work up the area. The board was asked about cutting the grass that owners have been cutting, in the southwest portion of the retention basin that is a common area. The board noted they should take that over and asked management to get pricing from A&A to add that to the contract. The owner had not responded to the area of impact, but a board member was able to indicate the area that should be cut, so A&A is aware of what to price out.

g. Erosion around upper lake

- i. The board noted that this is an area of concern. They hope to address this overtime as they have the reserve funds to address the banks.

h. Erosion on Inlet to lower lake

- i. A&A is working on a bid for pricing based on board feedback from the May 2025 meeting.

VI. NEW BUSINESS:

a. Drones

- i. The board was going to discuss this item in the executive session.

VII. NEXT MEETING:

- a. The board discussed the July 2nd meeting and with the July 4th holiday and board members and owners taking extended vacations the board elected to move the meeting till July 8th at 6 pm.

VIII. ADJOURNMENT:

- a. Teresa motioned to adjourn the meeting and Mike seconded the motion. The meeting adjourned at 7:01 pm.

Old Business: Section B addition

FIRST PHASED PROJECT

Clearing Ditch Line

Utilities Marked

Clearing Plant Material and sprayed in rip rap area

Removal of Existing Trees Along Bank.

Plant Material removed by roll off

Culvert/Ditch-line Reconstruction

Heavy Equipment Rental

Swale opened , straightened, and widened to entry of basin

Geo-textile fabric laid along banks

Rip rap added along banks

2 check Dams installed

Help slow down water flow to detention basin

Help with erosion and sediment

Swamp Area Reconstruction

Wet Area Excavated to hard Area

225 CY of materail added to buildd banks

75 CY of top soil

Grass seed added for Stabilization

Lake Doctors

GLC

5,670.00

8,500.00

36,840.00

18,500.00

14,165.00

23,500.00

\$ 56,675.00

50,500.00