

STEEPLECHASE

2024 FEBRUARY BOARD MEETING

DATE: 2/13/2024

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:03 pm by Mike Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Steeplechase Board
 - i. Present: Mike Blevins, David Shibilia, Amy Evans, Teresa Dunican, and Justin Bockhorst
 - ii. Not Present: Elizabeth Andres
 - b. Management
 - i. Stonegate Property Management represented by Kevin Malburg
 - c. Owners
 - i. Nancy from Crips Ct.
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. January Minutes
 - i. The minutes were approved unanimously.
- III. OWNER OPEN FORUM:
 - a. An owner reported that the blinds in the gym were crooked. Kevin said he was aware and tried to fix it, but the cord has frayed and is only allowing the blinds to move in certain ways. Kevin got some measurements for the blinds and is putting in an order for a new set there.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by January 10th, 2024.
 - i. ii. Current Account Balances as of 1/30/2024
 1. Operating Account \$36,750.18
 2. Reserve Account \$65,543.71
 3. 3 CDs at Victory Bank
 - a. Victory 9 Month \$26,122.77 – 2/27/2024
 - b. Victory 8 Month \$26,266.84 – 3/27/2024
 - c. Victory 12 Month \$25,983.70 – 8/27/2024
 - i. For the 2023 year the association only earned \$46 in interest. Kevin recommended pulling the CDs out since they are not earning that much, so there isn't that much to lose and then those CDs can be reinvested and can earn more in one month than what they earned in one year by putting them in them into GE Banking. GE has been showing some of the highest rates in the Cincinnati/NKY area and their process can be done electronically for switching accounts and adding

owners from the board. This will make it a more seamless process for the board moving forward. The board agreed and David was going to see about getting the CDs out and giving them to management to go into some GE accounts.

- ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$12,930.00
- b. Property Tour
 - i. Kevin went through and looked at the holiday lights in the community to see that they were all down. There was a fair amount of trash cans out, so Kevin is going to try and come through on a Monday to see which owners are storing their cans correctly and which are not. The paper was restocked in the gym, signs went up for ages allowed in the gym, and Kevin restocked the cleaning chemicals for the gym.
- c. Stop Sign Backings
 - i. Charlie Brown reported that there are a few stop signs that the backings to the stop signs can be replaced as they have been hit previously. They help to keep the signs from vibrating and moving in the wind. They are not necessary but do make everything look more uniform.
- d. Manchester/Winchester Stop Sign
 - i. The stop sign was taken down off Manchester/Winchester and it has been put back up by Charlie Brown.
- e. Cleaning Fence Near Clubhouse
 - i. The fence near the clubhouse is starting to get some algae on it again. Kevin is going to report that to Charlie Brown.
- f. Hot Water Heater
 - i. Mike updated that he is planning to get the hot water heater installed for the clubhouse in the next week.
- g. Clubhouse Coordinator – Karen Cain
 - i. Karen Cain completed her paperwork for the clubhouse coordinator and those are on file now.
- h. Clubhouse and Alcohol in Gym
 - i. There had been some alcohol found in the gym and the board noted they should address the owner(s) in the future if they can figure out who they are and also post some signage in the gym about not having alcohol in the gym area.

V. OLD BUSINESS:

- a. Solicitation Signs
 - i. Kevin asked the board about how they felt regarding the size and location of the no solicitation signs. The board noted they were visible and looked good with the way they are set up now.
- b. 2024 Social Events
 - i. Easter Egg Hunt – March 30th
 - 1. The Easter Egg hunt is set for March 30th, which is the day before Easter. The board is going to get some eggs with candy in them to hide for kids and talked about doing some phased time periods for kids to find the eggs by age group. A few of the board members were going to look at what companies their work used, and Kevin was going to see

what some of the other associations have used. The board talked about getting a tentative head count through Facebook for an idea of how many participants might be there. There could be a lapse time of one hour between age groups.

ii. Fishing Derby Day

1. Still looking at dates for April or May with the diving search and rescue team coming in.
2. Kevin got a restocking price to do a full restock. The price is around 12.4k to restock 9+ acres of the lakes. The last time the board looked at restocking the ponds with fish, the price was higher than what they wanted to spend for a full restocking and did less. They recommend that restocking should occur every three years, so this would be going into the third year. However, based on the pricing the board is going to hold off on any restocking at this time.

iii. Summer Event – Saturday, June 22nd

1. Jane's Secret can do a 4-hour set with three breaks for \$600 from 6 pm – 10 pm. Mike said he could get generators for work for the bands. There are two trucks lined up with cups & cones, Japanese egg rolls, and looking to try and get Texas Joes and Wild Side to come as well. If there is rain even the event would be canceled. Mike asked for approval to get Jane's Secret secured for that date and the board approved it unanimously.

c. Lower Lake Request

i. Easement to the western section

1. Jeff Cassazza at Shur Law had some concerns regarding the easement and had some points to bring up during executive.

ii. Mowing the Western section of Lower Lake

1. The mowing of the western section of the lower lake is \$275.60 a month to add onto Grounds Systems to address.

d. Vegetation around Upper Lake

- i. Kevin wanted to double-check the vegetation around the upper lake. He had come out to look at violations but did not take a close look at the lake. Kevin planned to be back out the following week.

e. Swing Set

- i. The board went out to look at the swing set. Kevin had sent over a preliminary quote for the removal and installation of three swings. The cost was around 5k. The board at this time looked at how the playset is holding up and the major concern being the swing. That has been reinforced but still has some bending occurring, so the board wanted to see about reinforcing the board at the top by adding a U-steel attachment. Kevin said he would talk to the maintenance team at Stonegate about the suggestion to reinforce that way. The board also asked to have one of the three swings changed to a baby swing.

f. Quorum – By-Laws

- i. The board received some responses from Jeff to review in executive.

VI. NEW BUSINESS:

a. Bio-Muck Usage

- i. This is the organic eater that eats away the organic material at the bottom of the lake. It costs \$3,487.40 and is budgeted each year for the association. It helps to prevent from needing to do any sediment removal from the lakes before it is needed. Since this is budgeted the board agreed to move forward with it as it is a maintenance item for the lakes.
- b. Concrete/mulch path
 - i. One bid for the concrete path came in at around \$9,450. To do the same thing in mulch with rip rap in place to keep the mulch from washing away is \$2,142.71. The board agreed to hold off on doing any work on this for the time being. They could do a revamping of the playground equipment when the time comes and then also do some work on an additional path.
- c. Lower Lake Drainage grate
 - i. Kevin found a cubic device that goes out and around the concrete barrier in the lower lake. This should keep debris from covering the grate but allow water to still get by and drain leading to fewer needs to get it cleaned off. Lake Doctors was working on some pricing for it but had not gotten a price for it at this time.

VII. NEXT MEETING:

- a. March 5th, 2024

VIII. ADJOURNMENT:

- a. The meeting adjourned at 7:10 pm