

STEEPLECHASE

2024 JANUARY BOARD MEETING

DATE: 1/2/2024

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by Mike Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Mike Blevins, David Shibilina, Justin Bockhorst, Teresa Dunican, and Amy Evans
 - i. Not Present: Jon Nettle and Elizabeth Andres
 - b. Management: Stonegate Property Management – Kevin Malburg
 - c. Owners: Nancy and John
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. December 2023 Minutes
 - i. Mike motioned to approve the minutes and was seconded by Amy. The minutes were approved unanimously by the board.
- III. OWNER OPEN FORUM:
 - a. There was nothing reported for the owner's open forum.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by December 8, 2023. The next set of financials will go out to the board on January 10th.
 - i. ii. Current Account Balances as of 12/28/2023
 1. Operating Account \$7,081.64
 2. Reserve Account \$57,729
 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
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$5,465.00
 - iii. Management did the following on-site today:
 1. Met with Charlie Brown to talk about the lower lake to include the scope of work and the cost of the work.
 2. Verified the No Solicitation Signs would work in the new locations.
 3. Changed out HVAC filters for the clubhouse.
 4. Changed bulb in the entryway.
 5. Changed exterior holiday light extension cord and timer so the holiday company does not walk away with association property.
 6. Drove around for violations in the association. None closed out, but three new ones added.
- V. OLD BUSINESS:
 - a. Solicitation Signs

- i. Kevin presented three different types of Swing sets to the board. The pricing ranged from \$3,427 - \$2,400. The board preferred the style with three legs on the set to provide more support. They liked having two sections for a total of four swings and wanted one to be a baby swing. Kevin said he would get some similar-styled swing quotes for the next meeting and try to identify tear-down costs with installation costs as well from the companies. Kevin said he would also look at possibly one more commercial style with a thicker frame for consideration.
 - ii. Justin asked if a cement path or mulch path had been considered to go around the other side of the playground since there is not a direct path to the playground. It had not been looked into, but the board was in favor of getting some pricing to consider that as an option.
 - f. Clubhouse Coordinator
 - i. At this time, no resume or cover letters were sent in. The board said they would discuss the next steps in the executive meeting.
 - g. Empty Building Lots – General Care
 - i. A letter was sent to the empty lots on Grand National informing the owner that until homes are built, they are responsible for bush hogging two times a year. One time in late May/early June and the other time in Late October/early November. It is the same schedule as the association and was only not followed for them initially since they thought homes were going in soon.
 - h. Speeding from school
 - i. Kevin had not heard anything back from the resource officer. The best action at this time is to call the Boone County Sherriff office with any identification of cars with license plates, make, and models so those who are speeding can be addressed through legal channels. A complaint can be filed, but as a board member noted they would do a study and not much has occurred from them in the past.
 - i. Holiday Lights Competition
 - i. The board noted that the first place was easy to define, but the second and third for the holiday lights were much closer across the board from everyone’s opinion. The board decided that in the end, the winners should be:
 - 1. 1st - 11347 Sheffield: \$200 Gift Card
 - 2. 2nd - 327 Wexford: \$150 Gift Card
 - 3. 3rd - 501 Winchester: \$100 Gift Card
 - ii. The community was notified of the winners and awards were sent to the owners.

VI. NEW BUSINESS:

- a. Age of Kids in Gym
 - i. There was an owner concerned about 14-year-olds in the gym. Kevin was under the impression that the age had not changed after communicating with the community. However, anyone not using the facilities for their intended purposes should be addressed and asked to leave if needed. People can also send times and dates that the board can review cameras and discuss losing privileges if someone is in violation. The board asked Kevin to get some signage up regarding this as a reminder to everyone. Kevin said he would have it up the next time he is out in the community.

b. Hot Water Heater

- i. The hot water heater in the pool area is about 15 years old and should be replaced. Mike said he should be able to replace it with the same size hot water heater and would only charge a minimal fee for doing the work, but it would be a significant savings from hiring an outside company. Since he is a licensed plumber, he should be able to address it whenever he is off work. The board agreed to move forward with this plan since it should save money for the association.

c. Lower Lake Grates

- i. When Kevin was at the lower lake there was a grid of rebar over the lower lake spillway. It looks like a perfect way for debris to get caught on it. Kevin was going to see if the Lake Doctors had a different approach with what could go on top or around it to help prevent debris from clogging the grate as much.

VII. NEXT MEETING:

- a. The next meeting is scheduled for February 6th, but Kevin is not available. The board scheduled the meeting for February 13th at 6:00 pm at the clubhouse.

VIII. ADJOURNMENT:

- a. Mike motioned to adjourn the meeting and was seconded by Teresa. The meeting adjourned at 6:58 pm