

STEEPLECHASE
2025 JULY BOARD MEETING
DATE: 7/8/2025
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: Michael Blevins, William Jones, David Eakin, Justin Bockhorst and Teresa Dunican.
 - b. Not Present: Elizabeth Andres & Amy Evans
 - c. Management: Stonegate Property Management – Kevin Malburg
 - d. Owners: Four owners' present

APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:

 - e. June Minutes
 - i. The board approved the minutes unanimously.
- III. OWNER OPEN FORUM:
 - a. A couple of owners noted that they have seen a lot of issues at the pool this year. The issues included:
 - i. The door of the gym that can open to the pool was unlocked and kids were going in and out the door. The door should be locked 100% of the time.
 - 1. Kevin noted that the owners are correct and that Kevin will make sure that the door is locked up again.
 - 2. Kids/owners were leaving and letting people in through the emergency exit door. The owners noted that the signage for the sign was missing and needed to be replaced, and they recommended adding an alarm to the doors. At one point there were alarms for all the doors, and it would be good to have them on the doors.
 - 3. An owner was doing a slip and slide behind the pool and the kids were going in and out the emergency door. The owner had asked kids not to use the emergency door which resulted in parents and concern of a physical altercation. They had asked Kevin to review footage on the cameras about it.
 - 4. There have been kids showing up without adult supervision.
 - 5. Owners requested a clock out at the pool to help tell the time and help keep children accountable for when they must leave the pool.
 - ii. The board president said if there are issues that he can be contacted to come down and he can help to address those issues. The other board members noted they can do some additional work on the emergency door to help with usage there. A clock should not be a problem, and Kevin can review footage if the owners need it.
- IV. MANAGEMENT REPORT

- a. Last Month's Financials were e-mailed out to the board by June 15th, 2025
 - i. ii. Current Account Balances as of 7/1/2025
 - 1. Operating Account \$51,579.99
 - 2. Reserve Account \$84,824.22
 - a. CDs
 - i. Pacific Premier – \$25,970.39 – 7.11.2025
 - 1. The board approved a CD at nine months with a rate of 3.85% for the renewal occurring.
 - ii. Pacific Premier – \$26,307.45 – 10.09.2025
 - iii. Pacific Premier – 52,474.10 – 3.12.2026
 - ii. Delinquent Accounts
 - 1. The total owner delinquency is \$5,901.56. The overall delinquency with late fees, violations, legal fees is \$11,522.89.
- b. Filters
 - i. HVAC filters were changed out. Kevin purchased some new ones for the community on sale with Amazon Prime Day deals.
 - ii. Kevin did a property tour. He noted he closed out and advanced some violations. He also noted that with the homes being built in the community a lot of the reason lawns were not addressed for violations with weeds is because the open lots do not get treated and have weeds in them. However, now the board could choose to enforce that there be zero weeds to minimal weeds in a lawn. Kevin personally noted that clover and other weeds are good for pollinators, so he's not opposed to allowing some in the community, but he wanted to note that for the association.

V. OLD BUSINESS:

- a. 2025 Social Events
 - i. 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.
 - 4. New Item
 - a. Mike mentioned that they needed to order a porta-potty for the event. They recommended getting an ADA one. Kevin asked if they only wanted one and they said to price out a regular one with the ADA or two ADAs for the event.
- b. Lower lake detention area
 - i. Kevin had reached out to Lake Doctors and they were able to review the numbers and match the price point of the other vendor at \$50,500, coming down from their \$56,675 price. They provided some renderings of the area they would be addressing to show how wide it would be, where the areas would be built up, and where the check points would be located. Lake doctors provided some

pictures showing previous projects to show how they would clean up the underbrush and provide grass seeding to those areas. They also showed some checkpoints that they have done in other areas to show how the rip rap would be done.

- ii. The questions the board had were, how often the check points need to be cleaned out? Depending on how much sediment is coming down from the upper retention basin, most are cleaned out every 7 to 10 years. However, this is much cheaper since it's cleaning out the inlet area versus cleaning up the entirety of the lower retention basin. The average height right now of the lower retention basins is about 3 feet and a healthy pond depth has an average of 6 feet. However, by stopping sediment from coming in from this inlet this will help to allow time to complete the lower retention basin. The estimated cost was around \$300,000 to dredge the lower retention basin. However, the initial costs for the inlet were closer to \$100,000 and that was cut by \$50,000, so that figure could come down. It was a ballpark figure and not a definitive quote for the work to be done, but it does give the board an idea of the money that needs to be saved up to help address the lower retention basin.
- iii. The question came up for how long it would take to complete and when they could start. The contract calls for a starting time of around 4 weeks from when they get the down payment of money to start the project. From there the project could take 3 to 4 weeks to complete.
- iv. The board noted that with rain in the immediate forecast maybe holding off for a month when it might be a drier August/September might be better.
- c. Electric at Sheffield and Grand National
 - i. Bid
 - 1. Integrity: \$2,964
 - 2. Executive Electric: No Response
 - 3. Rose Electric - \$4,200 for 1–100-amp service, labor, material and electric inspections.
 - 4. Ken Houston:
 - a. Filled out some paperwork on usage and amount of time needed to give to Duke. Mike noted that Duke had reached out to his neighbor that works for Duke about the area and what it was used for and were hoping it could be moved forward at a cheaper rate or even sub-metered from Duke.
- d. Interior Decoration of Clubhouse
 - i. In the last couple of weeks pictures and measurements were taken to help determine options for the clubhouse.
- e. Lower lake Area with Wildflowers around drainage area
 - i. The southwestern portion of the retention basins is getting cut now and A&A has seeded the area and worked over the area near the inlet in this area as well.
- f. Erosion on Inlet to lower lake
 - i. Kevin said he'd work to get an update from Andrew on this and since it was a larger scope of a project wanted to give some time before following up.

VI. NEW BUSINESS:

- a. Tick Treatment around clubhouse

- i. There was a complaint about ticks around the clubhouse with the playground equipment this year. It was asked if this area was treated and it has not been. Kevin wasn't aware of any associations that do a treatment for ticks or how effective they tend to be. The board recommended that Kevin reach out to A&A since they treat mosquitoes they may treat for Ticks. An owner recommended Black diamond as an option as well.
- b. Grand National and Foxhunt intersection
 - i. The association has been addressing two corners at Grand National and Foxhunt by taking care of and adding some landscaping to those corners. There is another corner with some landscaping that is just a large taxi. The owner there had reached out about it being addressed as well. Kevin noted that it's in a similar location to the others at the same corner, so cleaning it up some (the owner only really wanted mulch and weeds cut out of it) made sense since the association addresses the other two corners. The board agreed and asked for A&A to start addressing that corner as well.
- c. Restock ponds
 - i. Some owners had reached out about restocking the ponds with fish. They also had questions about Grass Carp and if overstocking could be detrimental to the ponds. The board asked Kevin to see about getting pricing for Channel catfish of three sizes, bass fingerlings, and Grass carp fingerlings. What it would be to stock them at 50%, 75%, and 100% recommendation. Kevin said he would get some pricing.
- d. Inlet mowing
 - i. An owner reached out about mowing at the upper retention basin. The mowing by A&A should only be mowing one swipe inside the walking path to the upper retention basin. However, on the south side because owners were mowing more than they should A&A had started doing the same. Kevin reached out to A&A and that should be addressed now. However, there is an inlet on the North side that should be getting mowed. Charlie was thinking every 4 to 6 weeks would be good, but the owner was stating it should be closer to every two weeks. The board asked that Kevin find out when it was cut last and they could watch it to see how often it should be cut.

VII. NEXT MEETING:

- a. August 5th, 2025, at the clubhouse at 6:00 pm

VIII. ADJOURNMENT:

- a. Seeing no additional business Mike motioned to adjourn and was seconded by Teresa. The meeting adjourned at 7:34 pm.

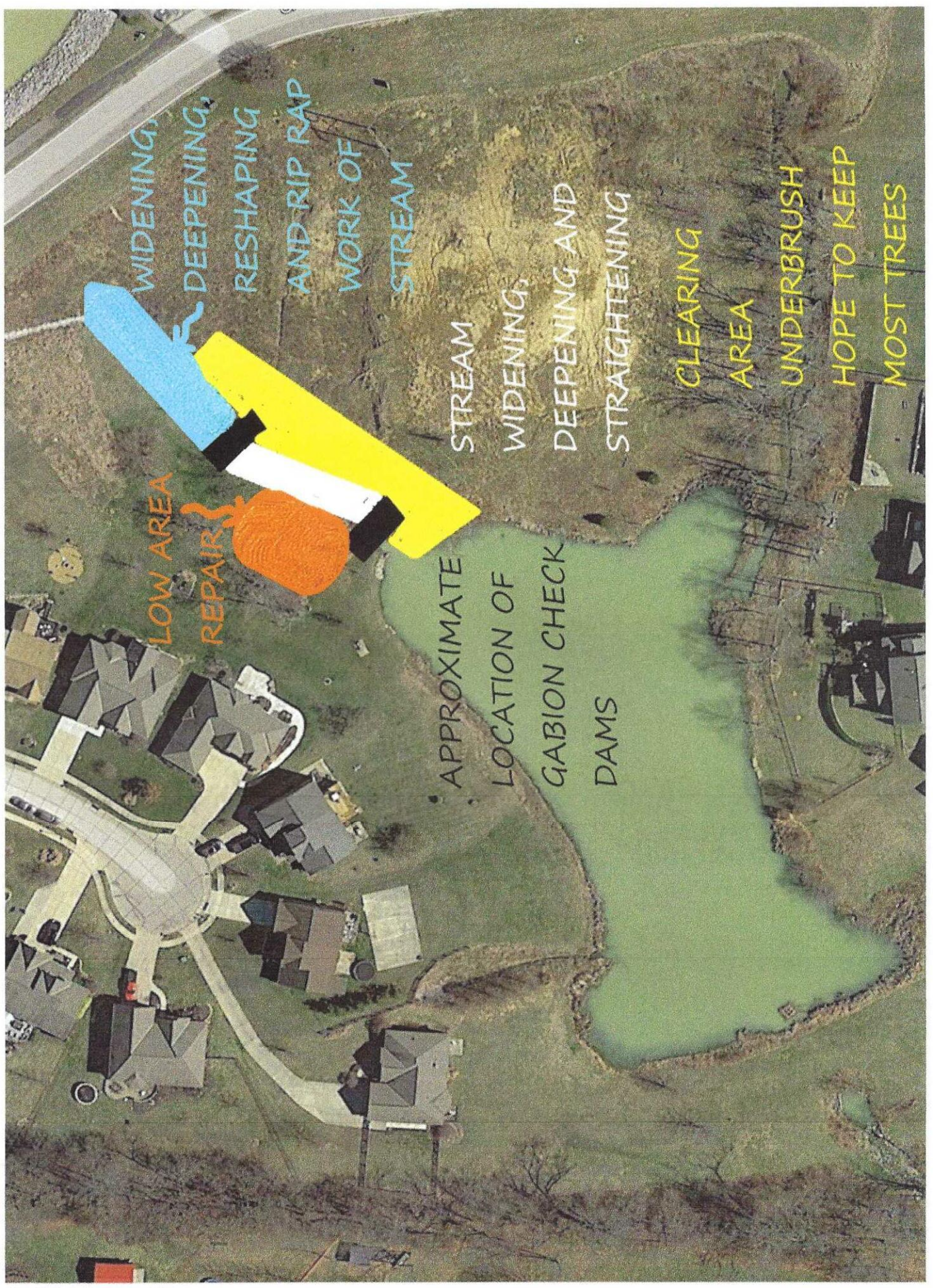
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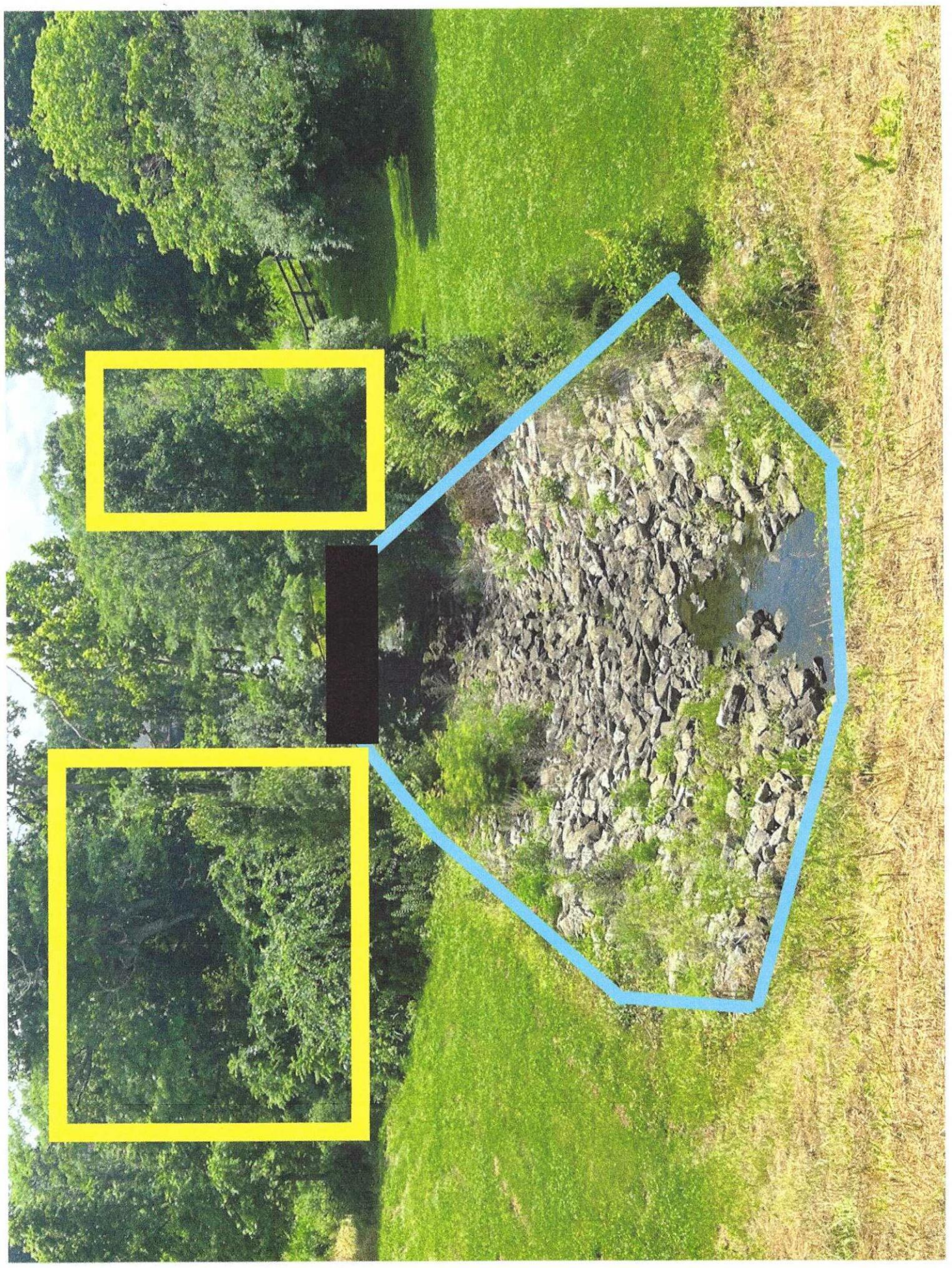
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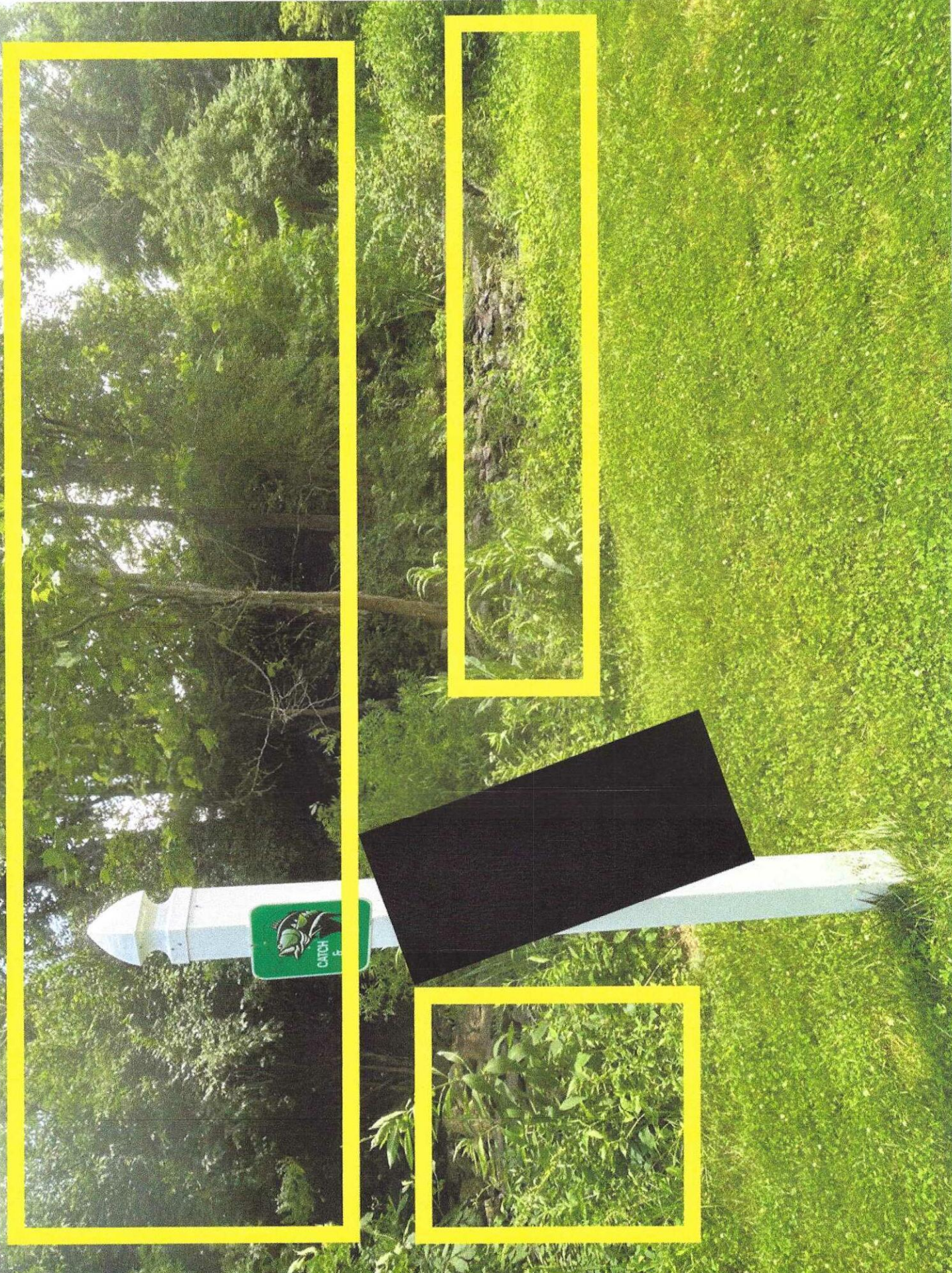
CLEARING
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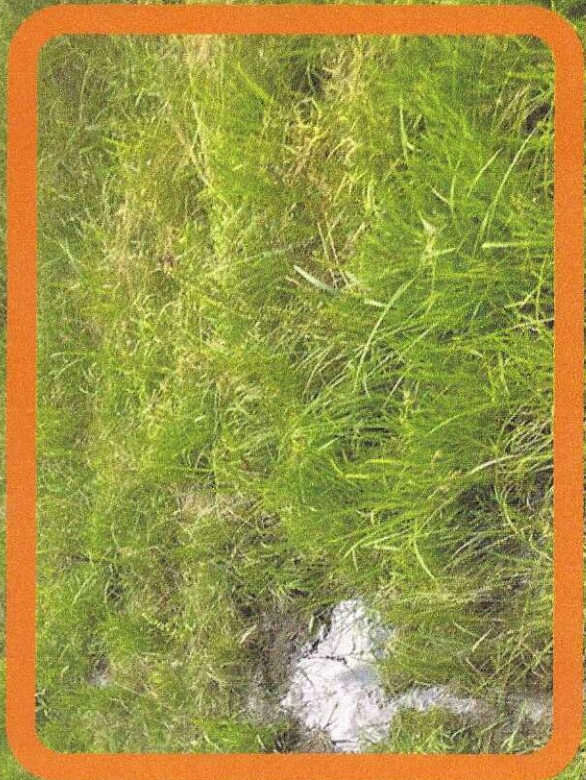
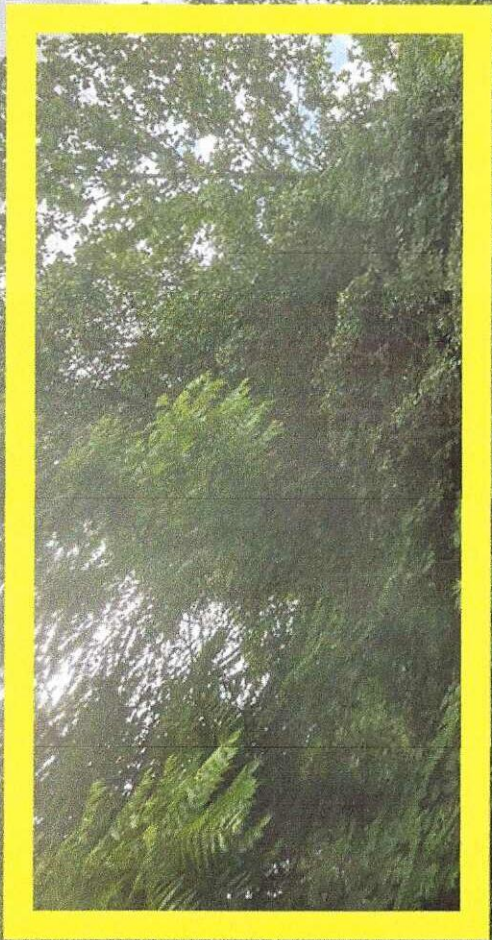
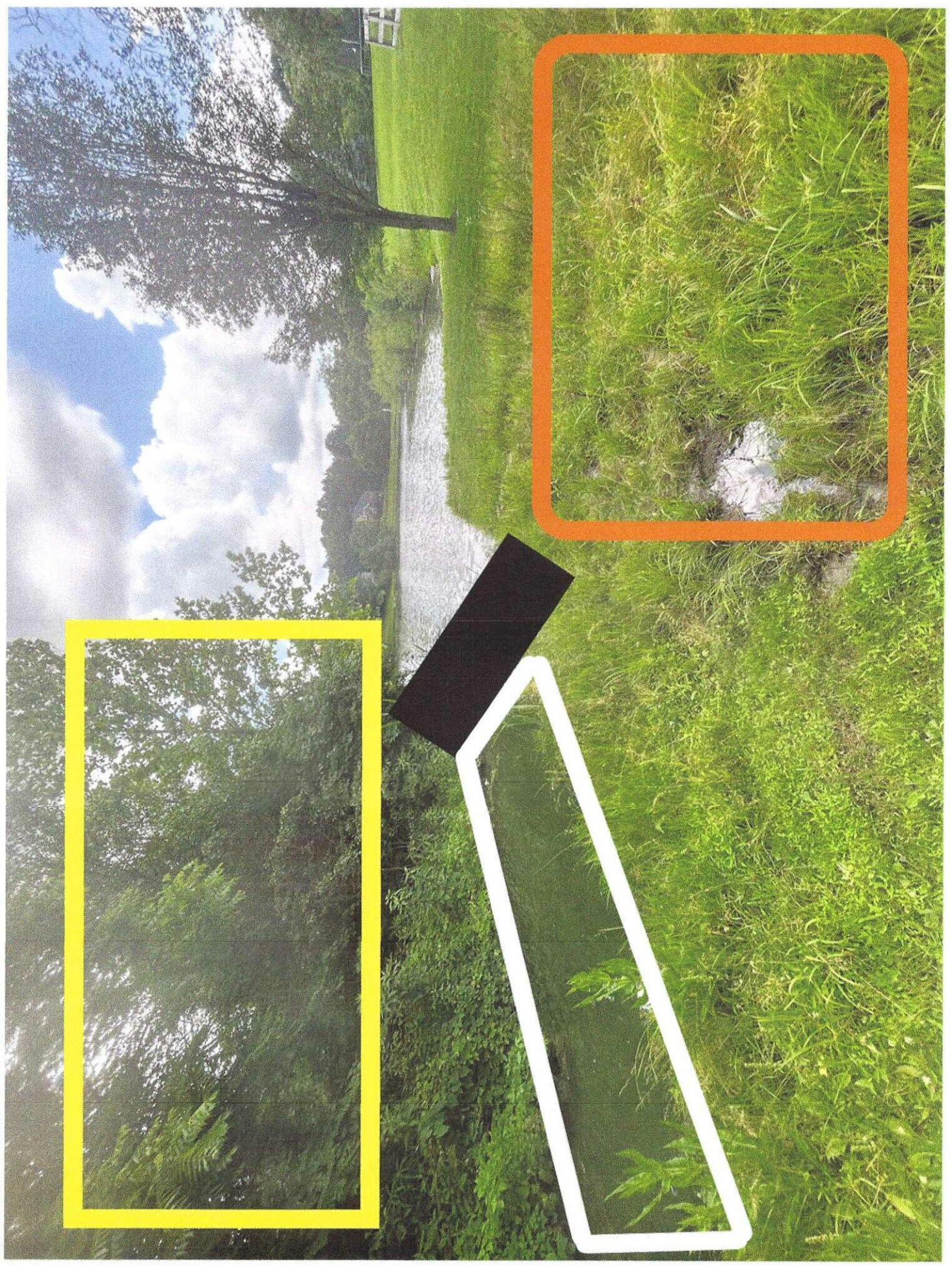














This an HOA they did some work at and they removed all the underbrush, left some of the natural trees in good condition, and seeded and strawed the area.



Check Dams. This is larger than what they intend to do at Steeplechase, but shows the check dams they constructed at different HOA

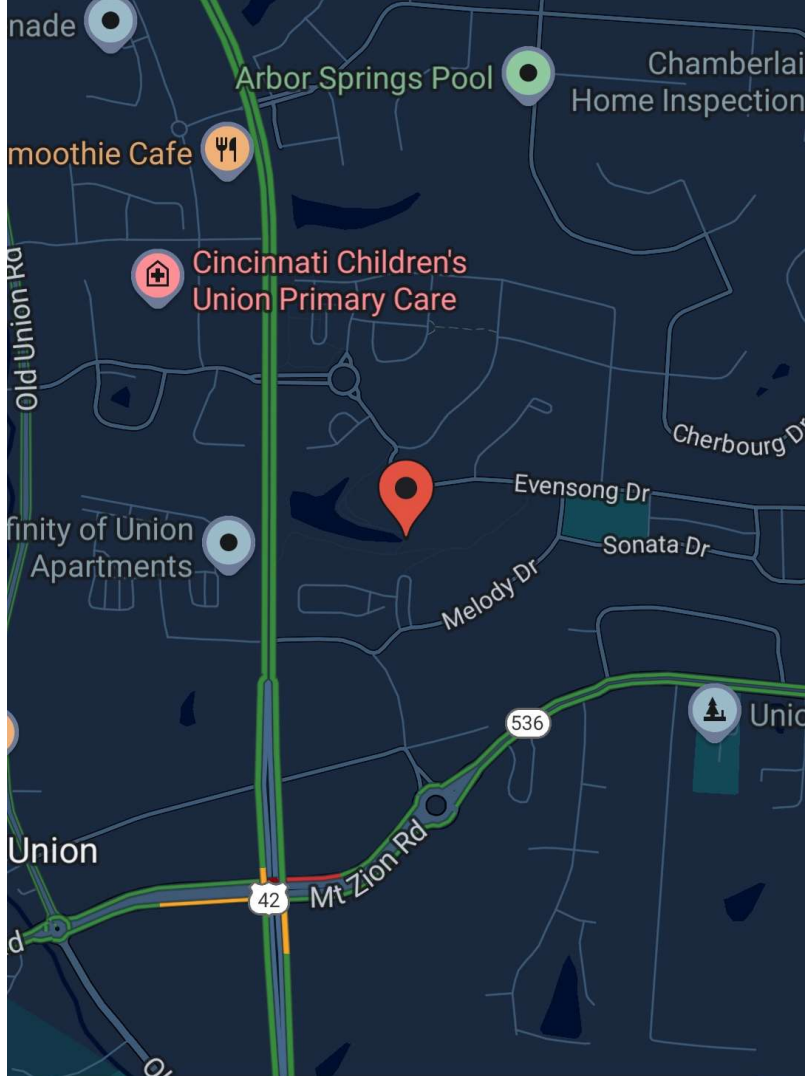


A nearby check dam they did in Union if anyone wanted to check it out. Harmony HOA.
Location is below.

3:10

4G 61%

38.950510,-84.673670



38°57'01.8"N

84°40'25.2"W

38.950510, -84.673670 · 59 min



Directions



Start



Save

