

STEEPLECHASE

2025 MARCH BOARD MEETING

DATE: 3/4/2025

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:01 pm by Mike Blevins.
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, Teresa Dunican, William Jones, and Amy Evans.
 - i. Not Present: David Eakin, Justin Bockhorst, and Elizabeth Andres
 - b. Management: Stonegate Property Management – Kevin Malburg
 - c. Owners: One Owner present
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. February Minutes
 - i. Mike motioned to approve minutes and William seconded the motion. The minutes were approved unanimously.
- III. OWNER OPEN FORUM:
 - a. An owner reported issues with trash in the community on trash days. Kevin had added some wording reminding owners about how to prevent trash from blowing around in a letter going out to the community.
 - b. There was an RV reported on a driveway for a few weeks. Kevin noted he had spotted it previously and had a picture to send a violation.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by February 15th, 2025
 - i. ii. Current Account Balances as of 2/26/2025
 - 1. Operating Account \$37,305.37
 - 2. Reserve Account \$84,304.69
 - 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
 - 1. PPB – 3.75 for 1 year
 - 2. GE – 3.35 for 1 year
 - a. The board approved going with PPB for 1 year to get the 3.75% rate on the CD with 50k in it.
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$12,626.56
 - i. Kevin provided the board with an update for all the owners that were delinquent. A few ended up paying between the meeting and when notices were going out. Seven letters went out to those two payments behind

from management and three legal letters went out from Shur Law and two liens were placed on properties.

V. OLD BUSINESS:

- a. Late Fees
 - i. The board approved late fees to increase to \$20 a month. In addition, each month a payment is not received by the 15th if a balance is still due, an additional \$20 late fee will be charged. The board talked about sending out one more round of letters to residents from management for those that are delinquent in April and focusing on getting set up on a payment plan. Kevin had a letter
- b. 2025 Social Events
 - i. There is a rental on the 19th of April, but they have agreed to allow the board to use the clubhouse early in the morning for the Easter Egg hunt. The board will have kids show up at 9:45 am with the hunt starting at 10 am. This should allow enough time for the board to clean up the clubhouse before the rental would access it at noon.
- c. By-Laws
 - i. Kevin had asked Jeff about the by-laws and if they resigned from them if they could record them. Jeff noted that they needed the person that wrote to them to sign it which they do not have, so it cannot be recorded. However, the board could keep them posted and there shouldn't be any issues if there is an electronic copy now that exists for the association.
- d. Lower lake detention area
 - i. Updates on bids
 - 1. The two vendors that were going to look at the drainage area are both companies that do snow removal and were not able to get out there in February. Kevin heard that GLC would be out this week, and Kevin had not heard back from Lake and Pond. Kevin also found the note about someone that had mentioned Dudley excavation last year. Kevin reached out to them as well to see if they would provide a quote.
- e. Arch Blinds/shading
 - i. The arch shade is up in the window. There is still a different type of shade that if this one does not block as well as we hope we can make some adjustments with the additional one.
- f. Sidewalk – Fill dirt and seed
 - i. A&A – The costs to do the sidewalk and the bike rack area came in at \$532.17 This was less than half the costs to do just the sidewalk from Grounds Systems. Kevin moved forward with the improvement to get completed this Spring.
- g. Electric at Sheffield and Grand National
 - i. Duke said the association could put their own meter there if they wanted, but they could not use the electric that was already set up there. The board was fine with getting an initial quote to see how much it would cost.
- h. Painting
 - i. Repairs and mudding in gym/clubhouse
 - 1. Charlie is working on the painting and should have everything painted by Thursday. He wasn't sure if he'd have the FRP board completed at that time but would work on it the following week if needed.

VI. NEW BUSINESS:

a. Legal Increase

- i. Shur Law is increasing their rates on 6/1/2025. They are increasing from \$200 to \$265 an hour. The rates are still lower than other legal vendors like Wood and Lamping which has a \$325 rate an hour. Kaman and Cusmano have a \$700 deposit for unlimited 15-minute phone calls on issues and hourly rates of around \$300. The board was fine with staying with Jeff at this time and Kevin noted they don't have a contract with their legal representation and can choose to go with another legal entity in the future at any time if they want.

- ii. Letter to community

1. The board reviewed the letter with Kevin that was going to be sent out and the board overall approved it. They recommended adding the changes suggested for trash, editing the lake clean up per Elizabeths recommendations

VII. NEXT MEETING:

- a. April 1st at 6 pm

VIII. ADJOURNMENT:

- a. Seeing no more business Mike motioned to adjourn and Teresa seconded, and the meeting was adjourned unanimously.