

STEEPLECHASE
2024 MAY BOARD MEETING
DATE: 5/7/2024
TIME: 6:00 PM
LOCATION: Clubhouse
AGENDA

- I. CALL TO ORDER:
 - a. The meeting called to order at 6:00 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Amy Evans, Elizabeth Andres, Justin Bockhorst, Mike Blevins, and Teresa Dunican.
 - b. Management: Stonegate Property Management – Kevin Malburg
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - c. March Minutes and April Notes
 - i. Mike motioned to approve the March minutes and the April notes and was seconded by Elizabeth. The minutes were unanimously approved.
- III. OWNER OPEN FORUM:
 - a. No items were brought up at this line item.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by April 10th, 2024.
 - i. ii. Current Account Balances as of 4/30/2024
 - 1. Operating Account \$39,798.46
 - 2. Reserve Account \$51,891.15
 - a. CDs
 - i. Pacific Premier – 25k – 6.12.2024
 - ii. Pacific Premier – 25k – 10.14.2024
 - iii. Pacific Premier – 50k – 3.12.2025
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$12,615.00
 - b. Violations
 - i. Kevin noted that many violations went out to homeowners in March to be completed by end of May. If those are not completed, then violations will start to be advanced for those owners.
 - c. Lower Lake Mow Path
 - i. Landscapers have a new contact and there is a mow path to the lower lake that should be mowed every couple of weeks and as needed in the summer months to gain access to the lower lake near the new home bases that are built.
 - d. Lower Lake West Side Mowing
 - i. Owners agreed to allow the landscapers through their property to mow the western side of the lower lake area.
 - e. No Trespassing Sign
 - i. A no trespassing sign was put up from the lower stream access area so owners from outside the community didn't take fish from the pond.
 - f. Pond Clean up.

- i. An e-mail went out about a lake cleanup day for the upper lake on Friday from 6 pm – 8 pm. Food provided and material to help clean up the lake.
- g. Fence Repairs – Easement Group
 - i. A concern was raised about the fence damage to the entry way. This is the easement group’s responsibility. They got a bid from Charlie Brown, and he is going to make the repairs. Kevin asked him to also make some repairs to the fence caps by the clubhouse.
- h. Gym Blinds – Special Order:
 - i. Gym blinds had to be specially ordered due to the size and should arrive in the early part of May.
- i. Reminded Lake Doctors about spraying for cattails.
 - i. Kevin reminded the Lake Doctors to spray for the cattails to keep them down in the lower lake areas.
- j. Crisp Court – Clean up and Signs
 - i. At the end of Crisp Court some dumping had occurred. Between the school and the roadways this was cleaned up and a sign regarding no dumping was put up at the end of Crisp Ct.
- k. A couple of owner complaints
 - i. A few items came in regarding dogs barking and general home care that are addressed or in the process of being addressed.

V. OLD BUSINESS:

- a. 2024 Social Events
 - i. Fishing Derby Day: Boone County Water Rescue available
 - 1. Looking at the end of July for the Fish Derby.
 - ii. Summer Event: June 22nd – Band and 2 vendors
 - 1. Braxton not available. Streetside was reaching out to Kentucky Distributor.
- b. Lower Lake Request
 - i. The board is reviewing the possibility of getting an Easement to western section of the lower lake.
- c. Quorum: By-Laws
 - i. Board reviewing final in executive.
 - ii. A few questions came up about sheds. The sheds are part of the CCRs (Declaration of Covenants) and not in the bylaws. The Bylaws are what give the board their power and those are not recorded by the association. The board is looking to have these established, reviewed by the community, and with feedback move with a vote at the next annual meeting to get them recorded.
- d. Lower Lake Drainage Area
 - i. Kevin provided a couple of options for catch and release signs. The signs are going up to people don’t take the fish to eat, which are not going to be healthy to consume and allow more fish to remain in the ponds. The board elected to go with the first sign listed at the end of the minutes. They wanted 4 signs for the upper lake and 3 for the lower lake. Kevin said he would get them ordered and have them installed.
 - ii. One of the motorized vehicle signs is also missing and needs to be replaced, so Kevin will order an additional sign for it as well.
- e. Lower lake detention area

i. Matt with Lake Doctors 6:30 Teams Meeting

1. Matt joined the meeting via teams and discussed the bid that was put forth. This was the third revision of the scope of work. The scope included:

- a. Clearing/reshaping the inlet areas to the lower lake (Yellow Areas). There are a total of 4 inlets coming from streets, streams and from the upper lake to the lower lake. The main one that has created issues and been raised as a concern is the one from the upper lake to the lower lake. During hard rains the water is flooding over the banks into common areas and the grassy areas up to the lower sections of owner's yards. That inlet would have a higher bank created (Orange Area) from the sediment removed in that area.
- b. Part of the issue that is created is the outflow is getting covered up with debris that slows down the outflow and creates the water build up (Blue Area). Charlie Brown has cleaned out some areas and the board is having the cattails in the lower lake sprayed to try and prevent as much material to cover up the drain.
 - i. One option is to install a different cover over the outflow. Some larger barrel cages can be put up to help prevent the grates from being covered up and slowing down the amount of water accessing the outflow.
 - ii. A second option (which could be combined with the first option) is a secondary outlet. Once the water starts to rise it would go to the secondary outlet, so the water didn't get too high if the primary outlet is getting slowed down by debris.
- c. There is an area where sediment built up at one of the outlets and that would excavate (white area).
- d. The pricing is set since there have been changes to some areas of inlets were done by Charlie Brown by at least clearing the vegetation. The main thing that Matt needs is what the board would like to do to create a breakdown. The price of \$105,000 is to do everything, but if the inlets are going to have vegetation removed then that would lower the price. Similar if there are areas that the board does not feel are effective then that would change the price. This can be broken down into smaller chunks, but the overall cost would increase. Part of that is the rental cost of the machinery for each day that it is out there being used.

2. Questions/comments

- a. There was a question regarding the urgency of the lake and the items needing to be addressed.
 - i. The overall concern is that it seems to be getting worse from previous years.

- b. There were some questions about the cost or breaking out of the different scopes of work.
 - i. There weren't individual breakdowns in the pricing at this time. Owners wanted to see a cost breakdown from tonight and into the future.
- c. A question came up regarding what land is owners versus association. Kevin pulled up the Boone County PVA map and showed where property lines began around the lake.
- d. Kevin showed owners where the reserve study is located and the work that the engineers recommend at certain year intervals.
- e. There was concern about the amount of money to be spent on the lower lake as only two homes are being affected. If there is a larger amount spent, then all owners should have access to the lower lake like the upper lake.
- f. A few owners requested that the board open any decisions up to the community voting on the final decision and where the association fees are spent.
- g. Some owners noted they are not against spending money to improve the lower lake, but they have concerns about spending over \$100k on the lower lake when what was provided was not something that provided a break down of what was being done at least by price.
- h.
- i. A question came up regarding any depth charts done to compare to what the lake was initially created at and what it is now.
 - i. That is information that should be available if recorded with SD1.
- j. A few owners discussed addressing their own flooding issues with their homes and that this did not seem to impact the actual homes or security of the homes.
- k. One person wanted fees locked in at age 65 for homeowners.
- l. One owner noted that the issue originates from the common area or association related property and is impacting some homeowners. The owner noted a tree fell from a common area to their property and the association cleaned up the tree. It's similar to that situation - if an owner is impacted by an issue from the common area, the common area should be fixed.
- m. Liz noted the board should do a cost breakdown for the association.

3. The board thanked the owners for coming and their thoughts and comments. It gives them more perspective on moving forward with the lower lake.

f. Pool opening

- i. Pool opening is scheduled for May 18th. Owners will need to be paid up to access the pool. Notification will go out once pool passes inspection.

VI. NEW BUSINESS:

a. Large Bridge

- i. Board brought up that the spindles were removed from the large bridge and should be repaired, and the bridge stained again. Kevin said he would reach out to Charlie to get this moving forward.

VII. NEXT MEETING:

- a. June 4th
- b. July 2nd is a Tuesday.

VIII. ADJOURNMENT:

- a. There was a motion to adjourn at 7:29 pm from Mike and Amy Evans. The motion was approved unanimously.

Product Details: Pre-drilled holes 3/8 inches for mounting, High Quality Imaging, 12 INCH, 12 INCH.

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