

STEEPLECHASE
2025 APRIL BOARD MEETING
DATE: 4/2/2025
TIME: 6:00 PM
LOCATION: Clubhouse
Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm by Michael Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, David Eakin, Justin Bockhorst, Elizabeth Andres, Teresa Dunican, and Amy Evans.
 - b. Not Present: William Jones
 - c. Management: Stonegate Property Management – Kevin Malburg
 - d. Owners: Two owners present
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - e. March Minutes
 - i. Elizabeth noted that the meeting date was still listed as March instead of April. Kevin said he would make that change. With that change Elizabeth approved the minutes and they were seconded by Michael. The minutes were approved unanimously.
- III. OWNER OPEN FORUM:
 - a. No new material
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by March 15th, 2025
 - i. ii. Current Account Balances as of 3/25/2025
 - 1. Operating Account \$42,566.00
 - 2. Reserve Account \$74,770.67
 - a. CDs
 - i. Pacific Premier – \$25,970.39 – 7.11.2025
 - ii. Pacific Premier – \$25,754.23 – 4.14.2025
 - 1. The board opted to renew the CD for 6-month CD that had a 4% APY
 - iii. Pacific Premier – 52,474.10 – 3.12.2026
 - b. Kevin changed out the filters for the HVAC units at the clubhouse. The aerobic steps were damaged, so Kevin purchased new ones that can support up to 400 lbs. Kevin dropped off the 2,000 Easter Eggs in the storage room for the Easter event. Kevin will meet with the fire inspectors on April 15th at the clubhouse.
 - i. Delinquent Accounts
 - a. Total Resident Outstanding: \$8,286.56
 - i. Kevin noted there was one owner that said they were going to pay off a large balance of around \$1,250 in April. Kevin has not received any feedback from

homeowners regarding the change to the late fees communication that went out to homeowners.

V. OLD BUSINESS:

a. 2025 Social Events

i. Easter Egg Hunt – April 19th at 9:45 am

1. The board asked Kevin to renew the clubhouse for the Saturday before Easter in 2026 (April 4th). They hope in 2026 to do more activities for owners and have some food there, but with limited time only holding the Easter Egg hunt this year seemed best. The board will get there around 8:30 am – 9:00 am to start hiding eggs. Owners can show up around 9:45 am and the hunt waves will begin around 10 am with the event tending at 11 am. The board is going to hold back some eggs for stragglers.

ii. Lake Clean Up – May 23rd

1. The board elected to do a lake clean up on May 23rd. Kevin said he'd get some contractor bags for people to use in collecting trash. Charlie can get rid of the trash, but he recommended sturdier bags from the previous year.

iii. End of Summer Event: Sept 13th

1. Mike had reached out to an owner in the community to see if their band would play this year. He had reached out to a few food trucks to bring into the community and was considering bringing out the Boone County Water Rescue. Mike would like to make this more of a full day event.

b. Lower lake detention area

i. Updates on bids

1. Kevin met with Pond and Lake and they needed to get their excavator person down there to look at the area to help price it out. GLC was supposed to get out there in March and Kevin was going to follow up this week since it's supposed to rain all week long.

c. Electric at Sheffield and Grand National

i. Bid

1. Kevin obtained one bid for a little over 2.9k for additional electric set up at Sheffield and Grand National. Kevin said he's happy to get two additional quotes but wanted to get the pulse of the board and if they were good knowing that the price could be at this amount or lower, but likely no more than a few hundred dollars. The board asked him to get two more quotes.

d. Painting

- i. Painting and FRP is completed. Charlie is going to clean up the glue once they have set better.

e. Arch Window

- i. Mike brought up that the screen Arch has been working out well in the clubhouse. He recommended they get the other window a screen too, so they match and the board was in favor of moving forward with that update.

VI. NEW BUSINESS:

a. ARB process

- i. The board discussed an ARB members' thought about consolidating the ARB items in house through the committee. The board and other ARB members thought it was best to stay with management as it removes some liability from the board and the oversight. Management also keeps track of the improvement applications, stores them electronically, and takes follow up pictures once completed.
 - ii. A homeowner brought up the concern that the ownership wasn't made aware with prior notice of this going into effect. Any owners wanting to submit an improvement application and avoid the \$25 improvement application fee didn't have a chance to do so. The board and management said they would be willing to work with a homeowner that would have taken advantage of that option if given prior notice.
- b. Interior Decoration of Clubhouse
 - i. There was one homeowner that reached out about helping the association. The board discussed some options and decided that it might be good to have the interior decorator there to go over some of her thoughts with them so they could put a vision in place of what they wanted for the clubhouse space. The board also asked Kevin to ask Karen Cain about the space and how it can be better utilized/what renters have wanted.
- c. Garage Sale
 - i. The board elected for the garage sales to be May 2nd & 3rd and August 1st & 2nd. Kevin was asked to purchase a banner with a garage sale this Friday and Saturday. Kevin will have the dates posted on some garage sale apps.

VII. NEXT MEETING:

- a. May 6th at 6 pm

VIII. ADJOURNMENT:

- a. Mike motioned to adjourn the meeting and Justin seconded the motion. The meeting was adjourned unanimously at 7:02 pm.