

STEEPLECHASE
2025 MAY BOARD MEETING

DATE: 5/6/2025

TIME: 6:00 PM

LOCATION: Clubhouse

Minutes

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:02 by Michael Blevins
- II. ATTENDANCE W/ ROLL CALL:
 - a. Board: Michael Blevins, David Eakin, Teresa Dunican, and Amy Evans.
 - b. Not Present: William Jones, Justin Bockhorst, Elizabeth Andres
 - c. Management: Stonegate Property Management – Kevin Malburg
 - d. Owners: Four owners' present
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - e. April Minutes
 - i. The board unanimously approved the minutes from the last meeting.
- III. OWNER OPEN FORUM:
 - a. There were no items for the owner open forum.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by April 15th, 2025
 - i. ii. Current Account Balances as of 4/29/2025
 - 1. Operating Account \$50,154.05
 - 2. Reserve Account \$84,544.01
 - a. CDs
 - i. Pacific Premier – \$25,970.39 – 7.11.2025
 - ii. Pacific Premier – \$26,307.45 – 10.09.2025
 - iii. Pacific Premier – 52,474.10 – 3.12.2026
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$12,126.56
 - iii. 2nd Arch Screen was delivered, but Kevin needs the company vehicle to deliver it onsite for Charlie Brown to install.
 - iv. The one door by the playground equipment is not self-closing. It should be repaired tomorrow.
 - v. Charlie Brown is going to fix the front access door.
 - vi. Charlie Brown was gone on storm cleanup for a few weeks. He's back and Kevin has given him the list of things to do around the community but will follow up in a week to give him time to get caught up.
 - vii. Kevin did a drive through and noted the tall grass in areas along with some common areas that needed to be addressed. A&A should be out Friday.
- V. OLD BUSINESS:
 - a. 2025 Social Events
 - i. Easter Wrap up
 - 1. There were about 70 to 80 people that came out and of the 2,000 eggs about 1,900 were used. The board wants to try adding to the event next

year and already reserved the Saturday before Easter 2026. They think with the additional items that increasing to 3,000 eggs would be a good idea.

- ii. May Lake Clean up: May 23rd
 - 1. Kevin has some contractor trash bags in storage room off of gym for the cleanup. The board talked about getting 4 beasts from Snappy Tomato and getting it delivered around 6:15. Start time between 5 pm – 5:30 pm at the gazebo.
- iii. End of Summer Event: Sept 13th
 - 1. Food trucks
 - a. Buffalo's best bbq
 - b. Beverly Ann's icecream
 - c. Travelin Tom's coffee
 - 2. Music
 - a. Eric Souders band will be playing.
- b. Lower lake detention area
 - i. Updates on bids
 - 1. Kevin received one additional bid from GLC the day of the meeting, so Kevin has not had a chance to really review it. Kevin followed up with Pond and Lake and the issue they were running into is getting an excavator to do the work. The way the taxes work out in Kentucky versus Ohio makes it a deterrent that some companies don't want to come down. Pond and Lake said they could likely get someone, but not till 206 at the earliest. Kevin said he'd get the bids over to the board to review once he gets a chance to review it.
- c. Electric at Sheffield and Grand National
 - i. Bid
 - 1. Integrity: \$2,964
 - 2. Executive Electric: Asked for bid and they were waiting for Duke response. I provided them with the response we received from them to help move the quote forward.
 - 3. Rose Electric - \$4,200 for 1-100 amp service, labor, material and electric inspections.
 - 4. Kevin will follow up with Executive for their bid.
- d. ARB process
 - i. The board elected to keep the ARB process the same as before.
- e. Interior Decoration of Clubhouse – Jeana Owens
 - i. Items from Coordinator: 6:30 pm
 - 1. Feedback the board got from the clubhouse coordinator was more moveable or sectional items for furniture. The one high table in the corner is liked for presents or to showcase a cake.
 - 2. Questions
 - a. Design Features
 - i. The board discussed features like moveable furniture that is easy to move but also talked about sofas or couches. What one owner noted was that they should try to have more conversational areas which the

designer agreed to break up the room. Some of the biggest recommendations that the designer recommended were:

1. Remove the carpet and tile and make the entire floor area the same. It'll make everything look bigger. A lighter colored floor would be best.
2. Change the lighting in the clubhouse area that is recessed and make it a soft LED light.
3. Change the chandeliers
4. You can change the fan that hides the blades when its not in use.
5. The bathrooms if they decided to do them would also be worth updating.

b. Construction needs

- i. The board talked about using Charlie Brown for a lot of the odds and ends but could use other people and vendors depending on the project that is being done.

c. Areas to be Designed

- i. Jeana needs to take some pictures to help with the design and Mike said he could get her in there, but the primary area is the main clubhouse area to be focused on.

d. Budget

- i. The board discussed getting some ideas that were the best, middle of the road, and a low end to tailoring some of the items to the clubhouse. Depending on the pricing the board might choose to do it all at once or spread it over a few years.

f. Garage Sale

- i. Mike reported that the garage sale went well, and the banner worked good out front for it.

VI. NEW BUSINESS:

a. Smell in Gym

- i. An owner had been noting a moldy smell in the gym. Kevin has not smelled it the times he's been out for the last month and he asked someone else in the gym if they were smelling anything. Mike said it could have come from a floor drain and he has started putting some vinegar down drains to help. A few people poked their heads in the gym and didn't notice anything that smelled of concern.

b. Lower lake Area with Wild Flowers around drainage area

- i. Kevin had the proposal from A&A for the lower retention basin to do some flowers around the Southwest most inlet. They were going to work up the area, add 30 4" pickle rush plants around the bank and use ½ lb of wildflower seed in the area and then straw over it. The total cost was \$1,353. The board approved in unanimously.

c. Erosion on Inlet to lower lake

- i. The board discussed the erosion that occurred after all the rain this year from the inlet at the southern end of the community, right before Turfrider and on the east side of Grand National Blvd.
 - d. Grass
 - i. With all the rain there were a lot of lawns not cut. The board approved Kevin sending out a communication to let owners know they have till Sunday to get the lawns mowed and if they are not completed a violation will go out for them the following Monday.
- VII. NEXT MEETING:
 - a. June 3rd, 2025 at 6:00 pm
- VIII. ADJOURNMENT:
 - a. Seeing no more items to discuss Michael motioned to adjourn and was seconded by Teresa. The meeting adjourned unanimously at 7:07 pm.