

STEEPLECHASE

2024 MARCH BOARD MEETING

DATE: 3/5/2024

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:00 pm
- II. ATTENDANCE W/ ROLL CALL:
 - a. Steeplechase Board
 - i. Present: Mike Blevins, Amy Evans, Teresa Dunican, Justin Bockhorst, and Elizabeth Andres
 - b. Management
 - i. Stonegate Property Management represented by Kevin Malburg
 - c. Owners
 - i. No one was present.
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. February Minutes
 - i. The board approved the minutes unanimously.
- III. OWNER OPEN FORUM:
 - a. No one present
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by February 15th, 2024.
 - i. ii. Current Account Balances as of 2/29/2024
 1. Operating Account \$29,693.38
 2. Reserve Account \$144,045.88
 - a. 3 CDs at Victory Bank removed and put into Reserve Account
 - i. GE & Pacific Premier amounts
 1. The board reviewed the CD rates for Pacific Premier and GE. Pacific had some of the better rates and talked about putting a larger portion of the reserve balance into the CDs. Since there is not anything anticipated for reserve spending in 2024 the board wanted the best rate for the longer term with \$50,000 in a CD. The other two CDs should be in a 3-month to 6- or 7-month CD. The board also discussed the money markets as an option for some of the reserve funds to get a higher rate of return. Kevin said he would see if the rates had changed all and try to get them the best rates.
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$9,180.00

- i. Letters went out to owners with two missed payments and those that were over two payments were getting their legal letter or the next step from the legal process.
- b. Fence Cleaned
 - i. Charlie Brown cleaned the fence in front of the clubhouse from the algae that formed.
- c. Power washing signs
 - i. David Shibilina collected all the power washing signs and moved them out to the front entrance area for the contractor to pick up.
- d. No Charge for Winter HVAC cleaning/inspection
 - i. The technician forgot to charge for the HVAC cleaning/inspection and ended up giving it to the association for free. The report noted that everything was in the range of what should be good for the system.
- e. Swing tightened up & baby swing added.
 - i. The swing was tightened up and that addressed a lot of the give with the swing. Kevin watched one of the children swinging and there was not nearly any give to the swing. That should help to keep the playset operational for another year or two.
- f. Upper Lake – Aerator not working.
 - i. Kevin called in that one of the aerators is not working around the lake. Kevin went around and saw a lot of trash in the pond. The board discussed doing a cleanup day for the lake, but if it is too much, they could get Charlie Brown to address it.
- g. Minor maintenance items
 - i. Kevin said he could communicate with the Easter information about the minor maintenance issues with violations that would be coming out and information on where to get things like mailbox items.
- h. Trash Cans
 - i. Rumpke – Tuesday for extra pick up or if you do not have recycling. Friday if you are recycling & trash. The board noted that some days Rumpke will do just a trash pickup on Friday, or they will do recycling on Tuesday too.
 - ii. Best Waste – Wednesday & Thursday

V. OLD BUSINESS:

- a. 2024 Social Events
 - i. Easter Egg Hunt: Saturday, March 30th
 - 1. There are 1,000 eggs with candy purchased for the event. The board is going to try and coordinate the event from 9:30 am to 11 am at the clubhouse. They will release kids periodically as needed and restock some eggs, hiding if needed between waves. The board discussed getting some temporary stakes to mark off the area that could be reused each year. Everyone said they would look to see what they could find.
 - ii. Fishing Derby Day: April or May
 - 1. Michael is confirming the date that they'll be doing the search and rescue and have it on the same day as the Fish Derby.
 - iii. Summer Event: June 22nd – Band and 2 vendors.
 - 1. No new updates at this time, but the board asked to see if Braxton Brewing would be available for that date.

- b. Lower Lake Request
 - i. Easement to the western section
 - 1. The board discussed the easement options to pursue and wanted some firmer numbers from Jeff to get it finished. They asked Kevin to get some best-case and worst-case scenarios.
- c. Vegetation around upper lake
 - i. The board thought the lake looked good and discussed maybe only doing a clean-up around the lake once a year.
- d. Quorum: By-Laws
 - i. The board reviewed the recommendations from Jeff, and they were good with the changes recommended. There was one section that Jeff recommended in 4.3 and considered having more than only two board members approve an expense outside of the budget. The board agreed it should be a majority of the board that should allow a change like that to occur.
- e. Lower Lake Drainage Area
 - i. The board discussed that some fish were being taken from the ponds. Since the ponds were mostly a stormwater runoff-based system, they wanted to make sure the safety of the owners was kept in mind, so there should be some signage to go up around the ponds noting that the fishing should be catch and release only. Some fish made it out of the ponds and down the streams. The board asked that a sign be placed at the end of the HOA property (lower lake, southwestern portion noting it's private property and there shouldn't be any trespassing.

VI. NEW BUSINESS:

- a. Closing Chambers Road Underpass
 - i. There was a communication that came out about possibly closing the underpass of Chambers. The board thought it was good to share this information with the community, but from some of the different contacts the board had they had not heard any serious discussion regarding this occurring.
- b. New board members
 - i. The board discussed that they are down to two board members and that interested owners should be invited to join through the board and an e-mail to the community.
- c. End of Crisp Ct.
 - i. The board discussed the dumping that occurred at the end of Crisp. They asked Kevin to reach out to Boone Public Works and the school board to see if one of them would address.

VII. NEXT MEETING:

- a. April 2nd, 2024

VIII. ADJOURNMENT:

- a. Seeing no more business the meeting adjourned at 7:06 pm