

# STEEPLECHASE

## 2023 DECEMBER BOARD MEETING

DATE: 12/7/2023

TIME: 6:00 PM

LOCATION: Clubhouse

### MINUTES

- I. CALL TO ORDER:
  - a. The meeting was called to order at 6:07 pm by Mike Blevins
- II. ATTENDANCE W/ ROLL CALL:
  - a. Board: Mike Blevins, Justin Bockhorst, Teresa Dunican, and David Shibilina
    - i. Not Present: Jon Nettle, Amy Evans, and Elizabeth Andres
  - b. Management: Stonegate Property Management – Kevin Malburg
  - c. Owners: Nancy from Crisp Ct
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - d. November Minutes
    - i. Mike motioned to approve the minutes and was seconded by David. The minutes were approved unanimously.
- III. OWNER OPEN FORUM:
  - a. No owners presented any concerns at the meeting.
- IV. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board by November 10, 2023
    - ii. Current Account Balances as of 11/30/2023
      1. Operating Account \$9,717.92
      2. Reserve Account \$57,714.77
      3. 3 CDs at Victory Bank
        - a. Victory 9 Month \$26,122.77 – 2/27/2024
        - b. Victory 8 Month \$26,266.84 – 3/27/2024
        - c. Victory 12 Month \$25,983.70 – 8/27/2024
    - ii. Delinquent Accounts
      - a. Total Resident Outstanding: \$7,575.00
    - iii. Management was notified of a Muskrat or Beaver in the lower lake. CatchPro has been out and set traps. They have caught at least one muskrat and are continuing to monitor the area.
    - iv. Kevin restocked all the paper supplies for cleaning today.
    - v. Grounds System was contacted about final clean up at island areas and clubhouse.
    - vi. Work orders submitted to Boone County for two street signs that say no parking this side on Fox Hunt and Coventry that are faded.
    - vii. Work order submitted to Boone County for islands over on Foxhunt that had vehicles parking on them one weekend.
    - viii. Kevin went through the community adding and removing some violations. Seven violations were removed and two advanced.
    - ix. The landscaping light at the front of the clubhouse is not working and a work order will be submitted this week.

V. OLD BUSINESS:

a. Solicitation Signs

- i. Kevin suggested that the no solicitation sign at Foxhunt and Grand National could go in the flower bed facing traffic coming into the Steeplechase subdivision. The other solicitation signs across from Wooded Knoll Dr. The board asked if the signs could be bigger since they are being moved farther out. Kevin said that wouldn't be an issue, but since they have signs now, it might be good to move forward with and see how much bigger they need to be. The board agreed and asked Kevin to move forward with the placement in these locations.

b. Winter/Fall Social Event

- i. Mike and David talked about the decorating going well and that there were around twenty people there for the lighting of the clubhouse. It went well and those that were there had fun eating food and they did a homage to the Griswald's with the lighting of the holiday lights.
- ii. Mike noted that he wanted to continue doing things for the community and suggested a few options. He would like discussion of this for the new year and Kevin said he would make sure to add it to the agenda:
  1. Easter Egg Hunt
  2. Fishing Derby Day
  3. June/July get some bands and food truck.

c. Barrier along Freeway

- i. David reported back that with the sound barrier that they will not do just one request, it needs to benefit more than one entity. For around the last three years they have been doing a study and it sounds like in the future they are going to widen 71/75 south of the community from the split in the Interstate. When that happens that is the time that they are talking about adding in the soundwall. As to when that will occur, it is unclear. David will continue to investigate this and update the board as he has information, but Mike recommended removing it from the agenda unless there are updates to provide.

d. Budgeting 2024

- i. The board reviewed the contracts for the association and noted there was not much that could be adjusted for 2024 but would try to negotiate more on future contracts for better pricing or changes in service. The budget is set to stay at \$150 a quarter for \$600 a year per homeowner. Mike motioned to approve the 2024 budget for Steeplechase HOA with an assessment set at \$150 for each quarter to the owners of lots within the community. David seconded the motion, and it was approved unanimously.

e. Lower Lake Request

- i. Cleaning up Inlets – The inlets to the lower lake are overgrown and plant material gets on the grate for the water to be removed from the association.
  1. Charlie Brown \$3,000 for complete removal or will work with board and only do portions for a lesser cost.
  2. Grounds System – Their quote to do additional cleaning out of these areas was a little over 10k.
  3. Lake Doctors

- a. Lake Doctors said they would have a price today, but that was not received.
  - ii. The board asked Kevin to get a breakdown from Charlie Brown. The two areas that the board believes have the most issues are Area 2 (SW lower lake inlet) and Area 3 (Northeastern) inlets.
  - iii. Easement to western section
    - 1. Kevin reached out to the two owners near the SW corner of the lower lake. One owner is okay with the easement and the other owner reached out to Teresa and said that he would be in touch with Kevin soon but had some other matters to address first.
  - iv. Mowing Western section of Lower Lake
    - 1. Since there is at least one owner willing to do an Easement Kevin will get pricing from Grounds Systems to add on this section of mowing to the contract for 2024.
- f. Vegetation around upper lake
  - i. The board had previously liked the Grounds System pricing for the upper lake but wanted some bidding with that and the inlet clean up. The pricing for the inlets was not conducive to what the board wanted, but the pricing for the clean up was still good. The board approved moving forward with the upper lake clean up.
- g. Swing set
  - i. Kevin said he was going to try and get some bids for the board in January. The goal is to have some commercial swing sets installed so they last for an extended time period.
- h. Quorum – By-Laws
  - i. Jeff had provided some feedback for the board to review in regard to the by-laws and the board was going to discuss those in executive session.
- i. Clubhouse Coordinator
  - i. Kevin is going to coordinate with Liz on the communication about the clubhouse coordinator and getting that out to the community. Owners should submit a resume and cover letter for the position were the previous requirements the board had discussed for application.
- j. Cattail Treatment – New Section
  - i. Kevin discussed having the cattails treated off Wynfair in the new section. Leaving some in the pond area (1/4 to 1/3) since it is only a detention basin and spraying the rest of it to keep it from getting overgrown with cattails. The cost is \$450 for 4 treatments. The board was in favor of moving forward with this treatment.

## VI. NEW BUSINESS:

- a. Empty Building Lots – General Care
  - i. They Empty lots on Grand National were cut very late into the Fall. The board was under the impression that the builder would have homes on these lots soon. The care that the board has with this area is that it is bushhogged twice a year. The boards is going to have Kevin communicate to the builder that since there are no homes going in that they should be following the same level of care as the association and the expectation moving forward is to have a bush hog at the

end of Spring Season and at the end of the Fall season. Kevin said he would get that communication out.

b. Speeding from school

- i. Liz had provided some contact information for complaints and the resource officer at the school. Kevin has started by reaching out to the resource officer to find out if there is anything he can do in assisting someone from law enforcement overseeing speeding away from the school and into the school.

c. Holiday Lights Competition

- i. The board decided to do the judging on December 17th. The prizes have been added to have a 1st, 2nd, and 3rd place year with awards that would respectively be \$200, \$150, and \$100. The board will try to decide within the next day or two to communicate out to the community the winner after judging.

VII. NEXT MEETING:

- a. The new meetings will start Tuesday, January 2<sup>nd</sup>, 2024.

VIII. ADJOURNMENT:

- a. The meeting was adjourned at 7:08 pm