

**STEEPLECHASE**  
**2024 JULY BOARD MEETING**  
**DATE: 7/2/2024**  
**TIME: 6:00 PM**  
**LOCATION: Clubhouse**  
**Minutes**

- I. CALL TO ORDER:
  - a. The meeting was called to order at 6:02 pm by Mike Blevins.
- II. ATTENDANCE W/ ROLL CALL:
  - a. Board: Mike Blevins, Teresa Dunican, Justin Bockhorst, and Amy Evans
    - i. Not Present – Elizabeth Andres
  - b. Management: Stonegate Property Management – Kevin Malburg
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
  - c. May Minutes
  - d. June Minutes
    - i. The board approved the May and June 2024 minutes unanimously.
- III. OWNER OPEN FORUM:
  - a. Pool – Additional pool/pooling options
    - i. A homeowner had asked the board about revisiting a new pool since the current pool had been more occupied this year than in previous years. Kevin noted the board has looked into this and that a new pool has an estimated cost of around \$750,000. When you look at adjusting the existing pool you are looking at a similar price or more because it's almost harder to revamp something that exists versus having a clean slate. Kevin noted this is something the board can explore, but generally after July 4<sup>th</sup> the visits to the pool tend to drop off a lot, so it's possible attendance won't be as big of an issue moving forward it is something that the board could explore but would have a large price tag behind. Before making that decision management would recommend reviewing usage for the entire season.
- IV. MANAGEMENT REPORT
  - a. Last Month's Financials were e-mailed out to the board by June 10th, 2024
    - i. ii. Current Account Balances as of 6/26/2024
      - 1. Operating Account \$39,816.21
      - 2. Reserve Account \$51,916.73
        - a. CDs
          - i. Pacific Premier – 25k – 6.12.2024
            - 1. Kevin had been waiting for an update and received the updated CD information. This CD was updated to a 7 month CD at 5.07%. This had been a 3 month CD and earned a little over \$200.
            - 2. Owner asked about setting up with a different bank and Kevin had looked into it, but it likely to be more expensive for the association than it

would be worth doing, but a lot of banks have been willing to match interest rates if the board wants to go with a shorter term/higher rate.

- ii. Pacific Premier – 25k – 10.14.2024
- iii. Pacific Premier – 50k – 3.12.2025
- ii. Delinquent Accounts
  - a. Total Resident Outstanding: \$6,655.00
    - i. From the last executive meeting the board moved forward with foreclosure on one homeowner that has been delinquent since 2022 and foreclosure warning letters to two other owners that have not paid HOA assessments since 2023.
  - b. Lower Lake West Side Mowing
    - i. Bob has taken over the mowing of this area of the lower lake. Homeowner that is adjacent to the lower lake.
  - c. Landscape Walk
    - i. The landscaper contact changed to Matt Wantz, so Kevin met with them and walked around the clubhouse and drove through the property looking at areas for the future and how to address the current areas. There had been some cutting around the large lake that had not occurred in previous years, so Kevin wanted to make sure they were on the same page regarding expectations, so everyone was set up for success.
    - ii. At the clubhouse there is a dead bush over by the HVAC unit and one hydrangea near the front utility box that will get changed out this fall from the walk. Kevin is waiting for the bid.
    - iii. There is a large divot from too much edging along the main walk to the clubhouse. The landscaper talked about either adding dirt, starter fertilizer, and seed to get it to grow and fill in or they could cut out some areas and add stone along the area. The board preferred going with trying to get seed to grow back in that area and filling it in with grass. Kevin said he would ask for a bid.
  - d. Restock Cleaning Items
    - i. Ordered garbage bags and toilet cleaner and delivered them to the clubhouse.
  - e. Clubhouse Damage
    - i. There was some wood damage on the exterior of the clubhouse under the electrical boxes. Kevin is sending that to Charlie Brown to investigate.

## V. OLD BUSINESS:

- a. 2024 Social Events
  - i. Fishing Derby Day: Boone County Water Rescue available
    - 1. Looking at a September or Fall time for event based on weather.
  - ii. Summer Event: June 22<sup>nd</sup> – Band and 2 vendors
    - 1. Mike said there were 75 to 80 people in attendance. It was a hot day and heard that others would have come out if it had been a cooler day. Next year will look at possibly having an event later in the fall once school has started and the evenings cool off.
- b. Quorum: By-Laws
  - i. No owners had any questions at the meeting. Kevin noted that he had passed on the questions to the board that had come in by e-mail (2 so far). One owner

asked if they would get responses to the e-mail questions and Kevin said once the board responded he would make sure they go out to owners that asked the questions and others if that is what the board would like to occur.

- c. Lower lake detention area
  - i. Lake Doctors should be providing measurements of the lower lake. Once those are received the board can decide how they want different sections of the project divided out for the work to be completed. Kevin had hoped to have them by this meeting, but once he gets them he'll get them to the board to review.
  - ii. The grass around the lower inlet area has dried up some from all the heat, but there are still areas that are muddy and areas that an owner will sink into the area even after all the heat and dry weather.
- d. Financial Break Down
  - i. Kevin noted that he and Elizabeth will work on creating a financial breakdown and once they have some more solid numbers for landscaping next year that will be more defined.

VI. NEW BUSINESS:

- a. Large Bridge Area
  - i. Kevin noted the area around the large bridge was not getting a lot of grass growth. Part of the issue is it's not in a location that makes it easy to water. Kevin recommended to the board to consider leaving the area wild and putting down some wildflower seeds. Justin also recommended getting some slice seeding and aeration and overseeding pricing. Kevin said he would get all three options for the board to consider.

VII. NEXT MEETING:

- a. August 6th at 6:00 pm at the clubhouse.

VIII. ADJOURNMENT:

- a. Seeing no more business Mike motioned to adjourn and was seconded by Amy and was approved unanimously.

