

STEEPLECHASE
2022 MAY BOARD MEETING
DATE: 5/5/2022
TIME: 6:00 PM
LOCATION: Clubhouse
MINUTES

- I. CALL TO ORDER:
 - a. The meeting was called to order at 6:01 pm by David Shibilina
- II. ATTENDANCE W/ ROLL CALL:
 - a. David Shibilina, James Gribble, Jason Noble, Jon Nettle and Adam Bell. Representing Stonegate, Kevin Malburg. Not Present – Mike Blevins. Chet Hand was present to talk about his run for County Commissioner. There was also Joyce Shibilina and two owners from a different subdivision.
- III. OWNER OPEN FORUM:
 - a. Chet had talked about running for office after organizing people to oppose some work on Chambers Road to only hear that it was voted down, but his opponent, Charlie Kenner had said after the election they would vote it all through. He talked about wanting more transparency and making sure owners property rights have as much value as any large developer. He believed zoning should be established and preserved. Could it be changed, yes, but there should be input from everyone and that should be communicated in a way that all owners are informed.
 - b. First Responder Day
 - i. Chris Groh was present to talk about the first responder day. He was planning on 2 local food places (Steak and Sandwich and Cups & Cones). He is working on a dessert place and getting a Mexican food truck, possibly Red Sesame. He will continue to try and purchase a helicopter to come and do a petting zoo. He asked the board for approval for Braxton Brewing again and a port a potty. The board asked Kevin to set that up for the First responder day which is scheduled for June 18th, 2022. Kevin asked for times for Braxton and they said 4 pm – 9 pm.
 - ii. The board also asked Chris to coordinate at least one more event in the fall/late summer like Fall Fest or maybe something at the pool.
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - a. Jason approved the previous minutes and David seconded the motion and the minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by April 10, 2022
 - i. ii. Current Account Balances
 - 1. Operating Account - 4/29/2022 - \$39,602.48
 - 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,891.09 - 8/27/2022
 - b. Victory 9 Month \$26,122.77 – 8/27/2022
 - c. Victory 8 Month \$26,266.84 – 3/27/2022

- d. Victory 12 Month \$26,082.47 – 8/27/2022
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$8,355
 - b. Management Updates
 - i. Update on homes in community – Up to 335 from 305 from new development. 14 remaining.
 - ii. Cable box fixed in clubhouse
 - 1. A party had unplugged the cable box and not set it up correctly when they plugged it all back in. Kevin worked on it and got it running again.
 - iii. Irrigation breaker
 - 1. The irrigation breaker was tripped and reset so the irrigation system would work.
 - iv. Software for website
 - 1. Kevin looked at the website provider for Steeplechase and didn't see any functionality upgrade/options to allow the calendar cutoff dates. He left a recommendation on the website provider page but is not sure if they will make that improvement or not to the software.
 - v. 2 trees removed
 - 1. The pine tree with the exposed roots at the clubhouse was removed. Charlie should be removing the stump in the next few weeks. Then there was a dead ash tree in the common area along Foxhunt that an owner was concerned about that Charlie cut down.
 - vi. Asphalt repairs
 - 1. The asphalt repairs that were to occur from the clubhouse out to foxhunt did not occur. Kevin was going to follow up on them. They did mark the different areas for repairs, but Kevin assumed the weather got in the way of the repairs.

VI. OLD BUSINESS:

- a. Open Board Positions
 - i. Jason had e-mailed the board that his work schedule would now allow him to participate in board meetings. The board appointed him back to the board.
- b. Sediment Removal – seeded next couple of weeks
 - i. They should be out there in the next couple of weeks to seed the area. The project they are working out in Batavia is coming to an end so they can address Steeplechase grass.
- c. Aeration system/Noise
 - i. Jon Nettle verified that the wooden walk around the aerators helped to reduce the issues they were having with reverberation. David said he would check it out to verify as well.
- d. Shutter Painting
 - i. Kevin had not asked Charlie to address the shutters yet as he had been giving him other projects to work on. He would ask him to address in the month of May.
- e. Overall CCR and By-Law Revisions
 - i. Kevin has some updates from Jeff to provide to the board in executive. He also grouped all of the discussion for the board to review and determine if they want Jeff to provide language/language changes to the amendments.

- f. Additional Street Lights
 - i. Kevin had reached out again to the county about the streetlights and not received a response. The board recommended Kevin ask Jeff to reach out about the street lights since he was not getting any response.
- g. Walking Path Repairs
 - i. Asphalt starts getting made at the end of May. Once Kevin has dates for this, he will provide them to the association so they are aware of when they will occur.
- h. New Pool
 - i. Kevin could never get a response from the previous pool company. He reached out and talked to Latham Fiberglass pools. They said that they could fabricate a pool that wouldn't be an issue for the step requirements in a commercial setting. They have a 16'x38' pool. The cost is \$35,000 - \$100,000 just for pool installation. The things to consider moving forward are:
 - 1. Fence
 - 2. Lighting
 - 3. Landscaping
 - 4. Pool house or additional gyms
 - 5. Parking lot
 - 6. Sidewalks
 - 7. Electric for lights, pumps, etc
 - 8. Plumbing needed for pool
 - 9. Water hook up/tap
 - 10. Additional pool oversight costs
 - 11. Additional Management fees
 - 12. Additional Landscape costs
 - 13. Additional Electric and water Costs
 - 14. Zoning process
 - ii. Kevin suggested as the next steps getting feedback from the community in regards to the pool and if they are interested in getting an additional pool or to spend the money to fabricate the design of the pool house and the pool, but they were looking at about 5k in costs just for the design. The board asked about using something similar to Survey Monkey and getting people to respond to it. They could ask people to enter their address and any surveys with more than one valid address would not be counted.

VII. NEW BUSINESS:

- a. Steeplechase Elementary PTO retreat – Tuesday, June 28th
 - i. A representative of the elementary PTO asked if they could use the clubhouse on June 28th at no cost since this was a voluntary group. The board agreed since this was a request for one time this year.
- b. Moving Box at Gazebo
 - i. Adam asked about the Wayn Hamilton plaque and recommended that it be moved above the Gazebo Door. The board approved and Kevin said he would reach out to Charlie about moving it.
- c. Ab machine

- i. Kevin looked at the ab machine because it has broken a couple of times recently and tried to use it and it was not functioning well. Kevin recommended to get a new one. The board asked Kevin and Jason to look into some options.
- d. Carpet in gym
 - i. The board asked for a quote to get the gym with rubber matting down it since the carpet is starting to get torn up.
- e. Pool opening
 - i. Kevin reminded the board about the pool opening on Saturday of Memorial Day weekend. Kevin recommended the board look at the concrete repairs for the pool because they look good with the coping fixed and the hand grips around the entire pool. Right now, everything seems to be on track for the pool opening.
- f. Yard Sale
 - i. The question was asked about garage/yard sales. Kevin suggested the longest Yard Sale weekend of Friday, August 5 and Saturday, August 6. The question was asked about an earlier date as well. The board agreed to do a June 10th and 11th date for the yard sale.
- g. Yard of the month
 - i. Communicate something out to the community about the board doing a yard of the month. Should be a nomination process (self or neighbor). Same with Holiday lights for the coming Winter Holiday. Kevin said he would type something up and share with everyone. This would be the same with the communication about the pool so the board could approve what would go out first.

VIII. NEXT MEETING:

- a. June 2nd, 6 pm at the Clubhouse

IX. ADJOURNMENT:

- a. Seeing no more business the meeting adjourned at 7:45 pm