

STEEPLECHASE

2024 NOVEMBER BOARD MEETING

DATE: 11/5/2024

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. Board: Michael Blevins, David Eakin, Justin Bockhorst
 - i. Not Present: Elizabeth Andres, William Jones, Amy Evans, , and Teresa Dunican.
 - b. Management: Stonegate Property Management – Kevin Malburg
 - c. Owners: 2 owners
- APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:
 - d. October Minutes
 - i. There was not a quorum so the minutes could not be approved at the meeting.
- III. OWNER OPEN FORUM:
 - a. Clearsite showed up to the board meeting to discuss that they would like to build two homes soon on 350 Foxhunt and 484 Winchester. They provided some packets to all the board members that showed the layouts of some of the homes. Kevin requested if they could get the elevations and breakdown of material being used on the exterior of the homes, they wanted approved and said they would get those together. They were also wanting to know what material would not be allowed in the community versus what was allowed. Kevin asked if the ARB would get the final specs for the homes before building begins and they said that it wouldn't be an issue, and they wanted to work with the board to get homes approved. They just didn't want to promise something to an owner that couldn't be fulfilled. Michael asked some questions about the lots near the lower lake, and they made it sound like they were looking for the best way to build these lots and they ran into some issues with the previous plan they had in place.
- IV. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board by October 10th, 2024
 - i. ii. Current Account Balances as of 10/30/2024
 1. Operating Account \$32,188.53
 2. Reserve Account \$67,871.06
 - a. CDs
 - i. Pacific Premier – \$25,209.83 – 1.12.2025
 - ii. Pacific Premier – 25k – 4.14.2025
 - iii. Pacific Premier – 50k – 3.12.2025
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$15,570.00
 - i. Kevin in executive is recommending that 6 owners get their first legal letter, 8 owners get letters for Stonegate

about missing two payments, noted the 5 payment plans with one owner that the board would need to discuss was not fulfilling their agreement, and one owner to begin Foreclosure on.

- b. Kevin went through the community and closed out violations for the association. He walked the exterior of the clubhouse and playground equipment and did some minor items in the clubhouse like cleaning a vent, taking inventory of low cleaning items, and watering a hydrangea out front that was new and was starting to look a little off.

V. OLD BUSINESS:

a. 2024 Social Events

i. Decoration of the clubhouse

- 1. The board is going to get together on December 2nd at 6:00 pm to decorate the clubhouse.

ii. Lighting Ceremony

- 1. The owners can show up starting at 6:30 pm for the clubhouse light ceremony with the ceremony occurring a little after 7:00 pm

iii. Santa

- 1. Santa should be making an appearance shortly after the light ceremony.

b. Quorum: By-Laws

- i. Kevin noted getting this back onto the website by the end of the year.

c. Lower lake detention area

- i. The lower lake has three phases recommended for work. Phase 1, the inlet, phase 2 dredging the lake, and phase 3 a secondary overflow for the community. Lake doctors had not quoted the dredging or secondary overflow as they wanted to know how they would get around the lake since the easement process was not proceeding. Kevin recommended that since that was not proceeding, they would need to build a bridge over the northwestern inlet. This would allow them to get around a majority of the pond. It would also mean getting an easement or agreement from one homeowner, without any sewer utility issues to get around to that side of the detention pond.

ii. The quote for the inlet total was \$56,675. Breaking out this quote is below:

- 1. 10% of job: Clearing ditch line: Mark Utilities, Clear plant material/spray, remove existing trees along bank, roll of dumpster \$5,670.
- 2. 65% of job: Culvert/Ditch Line reconstruction: Heavy equipment rental, Swale opened, straightened and widened to entry of basin, geo textile fabric along bans, rip rap along banks, two check dams installed \$36,840.
- 3. 25% of job: Swamp Area Reconstruction: Wet area excavated to hard ground, add 225 cubic yards of material to build banks, 75 yds of topsoil and grass seed to grow and stabilize.

iii. The board reviewed this and thought it was a good breakdown and to obtain additional quotes to find out about getting something to compare apples to apples.

- iv. A question was asked if this would increase fees by those amounts split amongst all homeowners. Kevin noted that the reserve account is what would cover that

cost and as of now they had enough in the account to cover those expenses. It was possible that those costs could decrease with additional bids.

- d. 2025 Budget
 - i. Kevin noted that the 2025 budget had some minor changes because with Clearsite now overseeing the empty lots the association no longer needs to cut the empty lots. These savings were added onto the reserve account. Kevin noted this would be a high priority for review and hopefully approval at the December meeting.

VI. NEW BUSINESS:

- a. Light Sensor for Gym
 - i. Kevin showed a light sensor that had a 180-degree view. Kevin noted that they would need to change the dip machine location, but even if it got moved back the lights would activate before someone got to the switches. The board approved the lights getting installed in the gym.
- b. Blinds for clubhouse doors to pool
 - i. Kevin has measurements for the doors to get some blinds for the community.
- c. Arch Blinds/shading
 - i. Michael said he would send some blinds that would work
- d. Aerator
 - i. Lake Doctors
 - 1. Piston - \$13,886.00
 - ii. Jones Fish
 - 1. Piston - \$13,361.72
 - 2. Rotary - \$12,351.94
 - iii. Aqua Docs
 - 1. Aqua Docs - \$9,471.09
 - iv. Advantages/Disadvantages
 - 1. The main items that the companies were recommending were piston compressors instead of the vein rotary kits. The cost is very comparable, but the piston system will have an entirely weighted airline which will cut down on complaints about lines rising or floating. They need less maintenance and have a longer warranty. However, the costs listed above were not quoted the same. The request was for a OWS 4 stage Aeration system, 1 HP compressor, 120 V, ground cabinet with sound kit, 4 diffusers and 3,000 ft of weighted tubing and parts. That is what Lake Doctors quoted, but Jones provided one with 2 ½ HP Piston system and Aqua Docs provided a quote that was short on footage and only a ¾ HP system. The board asked Kevin to go back and ask the vendors to quote based on what they requested.

VII. NEXT MEETING:

- a. December 3rd at 5:30 pm

VIII. ADJOURNMENT:

- a. Seeing no more business the meeting adjourned at 7:24 pm.



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