**Steeplechase Home Owners Association**

**March 14, 2017**

**7:00 P.M.**

**DRAFT**

Meeting Attendees:

Larry Mazzuckelli Steeplechase HOA Board

Mike Vogt Steeplechase HOA Board

Ethan Mann Steeplechase HOA Board

Chris (Skip) Groh Steeplechase HOA Board

Ethan Mann Steeplechase HOA Board

Jeff Diversified Property Services

Gail Diversified Property Services

1. Call to order
2. Minutes from February meeting: Larry moves to accept, Ethan seconds, all in favor, none opposed
3. Presidents report: he got a letter from the county administrator that heard from the state and says that the Grand National intersection works fine
4. Treasurer’s report: we need a treasurer
5. Gail explain about what happened to the damage of the bathroom sink. The replacement value vs. the actual is different. The counter top is probably not worth more than $50.00. It was suggested to charge $50.00 for the worth of the countertop and $150 towards the new plumbing . Larry moves to accept charging the resident a total of $200, Ethan seconds, all in favor, none opposed
   1. Board also agreed to take $20.00 off the weekend rentals since there was a bathroom sink missing still
   2. The situation was resolved quickly the because of the new security cameras, the parents cooperating, Karen and April’s help and DPS’s investigation with keyfobs and security system
6. Security camera at other places in the neighborhood status: there’s people and kids walking through the neighborhood, someone said people were trying to get into a back door. There’s also an unmarked white van, that is probably a garbage picker. Front entrance committee decided not to put cameras because of the limited view . This is something to continue to look at it if there are future issues
7. Speed bumps: Mike asked for the cops to come and sit in the neighborhood. Suggested to put a “Children at Play” sign . Mike will follow up with county about speed bumps or sign.
8. Mark Woodrum with Bluegrass Custom Pools came to talk about pool addition and handed out pricing and drawings:
   1. Conceptual drawings shown. Ethan has copies. Must follow state of Kentucky rules when designing a pool
   2. Cannot have diving board because the insurance would be too high
   3. Looking at additional pool to the one there now that would go where the volley ball court is
   4. Would need to add a pump house about 12’ by 12’ and possibly make it more permanent at a later date
   5. Cost would be between $139-$149,000, which does not include the building or electric. It does include the concrete decking
   6. Would also have to add additional fencing, gates, Keyfob system and cameras
   7. It was also suggested to get pool heater to extend the pool season
   8. Total price would be about $200,000; Will need to look at loans vs. assessment vs. increase dues, etc. and other financial options
   9. Board will ask residents to give their opinions and vote. Will have extra meetings for the people to come and look, but the casual consensus is that people think it’s a good idea and agree that a second new pool would make for a more attractive community
   10. Larry makes a motion to arrange for a second bid and Mike will craft a letter to the community. Ethan seconds, all in favor , none opposed
9. Website: Ethan will get together with April, he has a website person
10. Cleaning company: there are concerns about them, will have to get bids and hire someone new
11. Furniture: Karen and April purchased new furniture at an outlet for half the price and are waiting on arrival. April suggested adding an electric stove but will have to check with insurance company because someone could accidentally leave it on. Suggested to get a new microwave; Donate the existing furniture and get the tax rate off or sell to the community?
12. Front entrance: the Davis’ are selling their properties and Larry is concerned about how that affects the monuments and easement; this will need to be found out
13. ARB: no new requests; Larry will give a project plan for his future work. He talked to Lake Doctors’ Matt about what to do on shoreline’s
14. Roof: CHI Roofing said he did not see hail damage. Mike would like a second opinion. DPS to call Patriot Roofing since they’ve done a lot of roofs in the area
15. Treasurer: Darleen has resigned due to personal reasons so the HOA has no treasurer. It was suggested to elect Kevin Smith as treasurer. He was not there to accept and has since told us that because of work and personal commitments he respectfully declines
16. Question on taking down a tree on Wynfair: the board decided if it is not on a HOA property the HOA will not pay to have it taken down: sent to the ARB to look
17. Do another survey for mailbox repairs
18. See if Todd Meineke will meet with mike and Larry to discuss future development
19. Vote by Email:

On Mar 11, 2017, at 1:51 PM, Michael Vogt <[vogtmj@yahoo.com](mailto:vogtmj@yahoo.com)> wrote:

The motion as amended has been approved:

The board authorizes no more than **$4000** for the repair and replacement of both sinks in the bathrooms in the Clubhouse

Yes:  Mike, April, Kevin, Larry, Wayne

1. Meeting went into Executive Session

Respectfully submitted,

Gail

Diversified Property Services