**Steeplechase HOA Meeting**

**January 10, 2018**

**Final**

**April Unkraut Steeplechase HOA Board**

**Ethan Mann Steeplechase HOA Board**

**Jim Harmeling Steeplechase HOA Board**

**Skip Groh Steeplechase HOA Board**

**Sonya Havel Steeplechase HOA Board**

**Karen Smith Steeplechase Clubhouse Coordinator**

**Mike White—White House Landscaping**

1. April calls meeting to order. There is a quorum
2. Board reviewed November and December’s meeting minutes; Skip makes a motion to approve both minutes, Ethan seconds, all approved, none opposed
3. Welcome & Social Committee
   1. Christmas was super successful, new Santa and Mrs. Clause were very good; did party in morning and could keep nighttime to rent
   2. Same couple of people help, need more participation from community
   3. April suggested to make sure to put out notices early that more help is needed
   4. Kevin put away Christmas decorations by himself
   5. Girl Scouts have been coming, and there were 2 solid weeks of bookings
   6. One of the parties was late and loud; suggested to call the police; agreement says they can’t use the pool area and can’t use the back doors; April and Karen had talked about revamping the contracts;
   7. Lighting: it’s hard to see to vacuum; lighting level is low at night; would like a ceiling fan with a light;
   8. Jeff suggested to change ceiling fan with bigger blades with 4 bulb light kit with high watt LED’s to brighten the place up. See how the fan lighting is and then see if you have to do the can lights; then look at the recessed lighting if need be;
   9. Kitchen fluorescent lights: there’s a tombstone adaptor, electrician would take out the starter and wire it to the tombstone and put in LED lights for $10 each; Skip made motion to replace fan for $500 in materials and labor; Ethan seconds, all approved, none opposed; Jeff is going to talk to electrician and give us a more clear quote for fluorescents; can do motion over email
   10. Painting clubhouse: need to paint over bathroom wallpaper because it’s installed right on drywall; April will send out quote on painting for foyer, playroom, party rooms, bathrooms;
   11. Storage where tanning bed was: Karen would like permission for shelving; Ethan said that if someone helps him, he can take to Boone County for free; Karen will look at some options and do as cheap but with best quality as possible
   12. A resident wants to rent weekly for ballroom dancing lessons; Skip wondered if ballroom dancers wear heels that might hurt the carpet; Ethan said to charge normal price to be fair to everyone; she only wants it until July wedding; since it’s weekday, charge $40 weekly or $30 if she pays all of it upfront;
4. Mike from White House Landscaping:
   1. Asked about Irrigation, are there sensors and what is the timing
   2. He looked at all the HOA trees and did an analysis and did spreadsheet of condition of trees;
   3. Majority are in good condition, some have trunk damage from deer, grass cutting, etc; a White Pine needs to come out on Wexford; another dogwood on Grand National is rotted and needs to come out; talked about all of the repair of the trees and how to make healthy, talked about tree growth regulators; talked about a tagging system; gave multiple quotes
   4. April proposes to get 3 quotes on the different areas for landscaping, having ARB coordinate this; vote when they get back together; 4 way stop is no. 1 area that needs to be done; need to be careful of utilities around clubhouse; need to call the 800 number;
   5. Mike also offered to talk to the community quarterly; will put a notice out to the community;
5. George Giles Payment:

Mike, Larry and George are requesting payment for partial work on the lower lake; Ethan proposed, to save hurt feelings and additional problems, to pay him for the work done and move on; the insurance he presented is not in his name so he can’t do future work; proposal to pay 70%, which is $3900 for the work done; they threatened to sue if they didn’t get paid which would cost more; Larry represented the board and had told George to go ahead; suggested to have Jeff C. write a letter and Mike, Larry, George and the board that it will be settled confidentially and the check will be cut; paying in good faith and we’re done; Skip makes motion to pay and be done, Jim seconds, all in favor, none opposed;

1. Budget: send out from last year and add line item; send to board;
2. Lake bubblers: Lake Drs. Did today; they are supposed to stay on at all times
3. New Years eve: a dog fell thru the ice; Skip had put out a Facebook warning; rocks have been thrown into lake; Send letter to community that kids safety is concern, don’t walk on lake or throw rocks; we’ve had to put people at risk taking etc., April will write and GF will email to everyone
4. Suggested to get a trail camera by the lake; put on the gazebo; Ethan has one and you check once a month on an SD card;
5. Lot Maintenance: 3 quotes Ethan, $26 per lot 14 times a year; Total Green $25 x 14; Perfection $35 per lot; Ethan said every 2 weeks unless not needed so it could be less than 14 times a year; July 4 on, cut only as needed instead every 2 weeks; Skip concerned about Ethan being on the board; Alpha has insurance a contract will be signed; Ethan abstains from vote; Skip motions to use Alpha Lawn proposal for cutting empty lots, Jim favors, all in favor, none opposed
6. Board OK’d to close the $8000 savings account into the reserve

April adjourns meeting into executive session.

Respectfully submitted,

Gail

Diversified Property Services