**Steeplechase HOA Meeting**

**July 11, 2018**

April Unkraut Steeplechase HOA

Ethan Mann Steeplechase HOA

Skip Groh Steeplechase HOA

Mark Tranbarger Steeplechase HOA

Gail Diversified Property Services

Jeff Diversified Property Services

1. Homeowner question on the skum on the lake; it’s been lack of rain; bubblers are running, and it should be better after we get some rain; bubblers have been cleaned; will follow up with Lake Drs.; also from high temperature; there’s a maximum amount of roundup and tinting that you can put in the lake; conditions are ripe for algae blooms; also lots of stuff coming across from the highway;
2. One expert said that the plants put in the water act as a filter; another expert as per the Homeowner said that it’s ridiculous; Homeowner mentioned vacuuming the silt out, it’s been looked at before and costs were hundred thousand or more; Homeowner said he doesn’t have the name of the person who quoted only $12K for getting silt out of one area; spent a lot of money on the lake with things done 2 years ago and have to give it time to work; Lake is not spring fed, it was done as a retention pond;
3. April calls meeting to order while waiting for Mark
4. 374 Foxhunt owner presented about his lot
	1. When he bought the house, he said there were no objections about the fence
	2. Now, when he put house on market, there are objections on gate
	3. April & Skip found the original application, it was a wood fence with gates on front; it was replaced when it was damaged by a storm and previous owner didn’t go thru ARB and replaced with a metal fence with a gate on the empty lot side; it was never identified that there was a gate there; was supposed to replace fence with the same fence, but they substituted a metal fence with the side gate
	4. John Henry sold the lot
	5. The new Homeowner wanted a pool built with his new home, but his insurance company won’t cover him if there is a gate on the side because there is no control
	6. The gate is hard to see unless you are up there to look closely, so it’s been missed and John Henry isn’t in KY anymore;
	7. Board and ARB are volunteers, this was done after a major storm and ARB didn’t go around checking every house for damage; also, can’t see the gate from the road
	8. Acceptable fix: if the lot next to it hasn’t been sold, it wouldn’t have been a problem; now that the ARB knows, it has to be a solid fence; one solution is to put a metal strip down posts of gate, spray it black and weld it shut; this is acceptable if it’s permanently disabled; Homeowner gave 4 options, one of which was up to $450; Chris said he’d be good with the weld as long as it’s permanently shut
		1. He picked up the box of wood that was there for years
		2. It really had nothing to do that house went on market but only because the lot got sold and they want a pool
		3. Homeowner said he will probably remove and replace at cost so it looks the best
5. Skip makes motion to approve June meeting minutes with addition of Ethan’s name; Mark seconds, all in favor, none opposed
6. Front Entrance, Jim is out of town; April will check with him or removing dead plants and pressure wash; Ethan’s company does pressure washing, and he is much cheaper; tell front entrance committee
7. ARB-new standards
	1. ARB can put in place standards
	2. Sign standards: Dec’s say “all” signs have to be approved by ARB, including for sale and for rent; it’s too time consuming; standard suggests to lump approval 4 types of signs, Real Estate signs, political signs, security signs, business signs (such as a roofer working), with sizes and guidelines
		1. This will save ARB time
		2. Add no more than 30 days for Business signs
		3. April will correct and 2 ARB members will approve
	3. Patio/Deck/Gazebo Standards
		1. See attached
		2. All agree with standards, will go to 2 ARB members to approve
	4. April went through many applications and it’s hard to find the address; also add that permits, etc. are Homeowner’s application; she made it a little bigger and easier to fill out;
	5. She’s going to develop a google drive and will scan in all applications from previous ARB board; give access to property manager; can do electronic thru pdf
8. Have carpet direct install the carpet tiles, there are some in the back
9. Mirror: have the homeowner pay for the mirror taking down, install;
10. Pool Rules: no smoking signs in pool area; April and Chris got a lot of calls that there were too many signs; take some signs down from fence and repair fence holes (ask R&M) closest to the designated area; should have been zip tied; still need designated smoking area, need sign for the designated area
11. Look into how much it would cost to reprogram the computer to change the weekends to 11pm for Friday and Saturday nights; Change the pool times on the weekend until 11 PM
12. Clubhouse landscaping; April will look at costs of quotes and will send out to everybody;
13. GF emailed Homeowner on left corner on GN and Foxhunt to please cut their bushes that block the stop sign; waiting to hear back
14. Painting clubhouse: Fergusen Painting $2200; April will see if it includes trim and send out for vote
15. April still waiting on playground and picnic area; would have to remove sand first; see if people doing concrete will remove sand
16. Geese: they’ve come back; goose fence—half the people swore it worked, half swore it didn’t; then Larry researched that taller grass next to the grass worked because they are afraid of predator; still have geese; Orkin did lights, and they didn’t work; have tried many things and waste of money;
17. People that did fishing tournament wants to do another one but not for a charity this time, just for rewards like split the pot; Skip said Lake Drs. said that the grass carp are getting too big and need to come out; kids did love it; bring it up the next board meeting; there was great feedback
18. Meeting adjourns to Executive Session

Regards,

Gail

Diversified Property Services