

Steeplechase HOA Meeting
April 12, 2016
7:30 PM

Karen Fransen	Steeplechase HOA
Mike Vogt	Steeplechase HOA
Larry Mazzuckelli	Steeplechase HOA
April Unkraut	Steeplechase HOA
Todd Reed	Steeplechase HOA (first half)
Jeff Casazza	Steeplechase HOA
Jeff F.	Diversified Property Services
Gail F.	Diversified Property Services

1. Jeff C. called meeting to order
2. Minutes from March; fix typo on 8c; Jeff motions to approve minutes with clerical change, Todd seconds, all approved, none opposed
3. Homeowner Concern:
 - a. Homeowner on Wynfair: Dead end on Grand National, even though there are signs, cars have been parking there and turning off lights; he thought about a street light at the edge; Duke Energy owns the street lights; told he should check with county since it's a county road; try calling Duke Energy (DPSI); Casey will check into this with county and Duke
 - b. Other topic: pathway on Grand National; it's close to road at a point, asked about a guard rail on the road; it's a county road; ask about speed bumps, but this has been tried before and failed; from Sheffield to the Gazebo, wants to put a barrier; Casey will contact Boone County about this also
4. Committee:
 - a. Front Entrance:
 - i. Herb not here; need to get the fence repaired; Larry thinks we should we should attempt to cooperate with the entities in the front entrance committee and explore using our insurance and then seek reimbursement after that and perhaps use our insurance to pay and get reimbursed from the other; Mike Vogt will draft a letter to the front entrance committee as per a past meeting minutes; need to talk to Herb to find out his intentions, if he's unable to, we need to find a replacement; Larry moves to authorize Charley Brown to repair fence and present bill to the front entrance committee; Jeff C. is concerned about the precedence that it sets that the Steeplechase HOA will always pay; Jeff C. suggests maybe we take out the fence and just replace with landscaping and see if County makes us;
 - ii. Front entrance got \$1600 from the driver's insurance, JF texted Herb; Larry motions to repair fence and pay the difference above and beyond what the driver's insurance reimbursement; Need to make sure that it's not being scheduled already; Karen and Mike suggest asking the difference be divided among other entities; Todd seconds, 5 voted yes, Jeff C abstains;

- iii. Summary: Herb has to ask if it's been scheduled; if not, we will do, and get the insurance money then ask for the difference to be split among other entities; STP will pay and get reimbursed;
- 5. ARB: Larry: 90 days is up with the storage shed situation; ARB has made a policy for underdeck storage standard; Larry handed out to the Board; includes requirement for landscaping in appropriate place; Larry will send out an electronic copy to DPSI to be forwarded and put on website; it under authority of ARB; applies to structures that don't need permit and not intended for occupancy; a few fences were approved, one was denied because they were going beyond the back of the house; a pool is awaiting approval after more info about drainage is given the ARB; Larry will send Crowder letter to approve shed with stipulation that he needs to add landscaping; this doesn't apply to existing structures because there is lattice under deck for some people; Todd agrees that the ARB has the authority to make standards and is happy for the standard;
- 6. Tell homeowner who wants an underdeck shed that the ARB has approved standard if she wants to do;
- 7. Treasurer's Report: Darlene emailed on; \$53000 in checking account; wanted to know if money should be moved to money market;
 - a. Todd is going to revamp Reserve Analysis; there have been things that need to be added or have been needed to be maintained; also, not getting 3.5% return; the operating portion needs to be run at a break-even; if more comes in than goes out, need to spend more to improve neighborhood, or put more in capital reserves or plan upgraded amenities that community wants, such as a pool; Larry moves that Todd be allowed to update the reserve study, Jeff seconds, all in favor, none oppose; Todd needs help; email community that we need to update reserve analysis and need some people with construction experience to determine costs to replace and asset lives;
 - b. Updated reserve analysis: adequate to maintain what we have, look at operating budget, then start to see how much can be set aside from dues to see what else the community wants, get a committee together to see what community wants
 - c. Todd had to leave the meeting
- 8. Old Business:
 - a. Pool lights; Jeff moves to approve lighting project with more expensive light posts, Karen seconds, all in favor, none opposed
 - b. Geese control: told Perfection to skip a cut and let grass grow a little higher; hold off on geese lines repair
 - c. Lake Aeration: Aeration quote, installation time, maintenance; need to get electric there; need to get written quote and see what it includes; Larry requested more quotes; get Lake Drs. Quotes and get a comparative
 - d. Walking Path: \$196,000 in reserve; money is planned in the reserve analysis for items that need to be repaired and fixed; board and ARB have knowledge to talk to contractors to express what our expectations are; need to talk to contractor about quote; GF to call Jamie from Palmer to see if they came up quote after they walked with Mike (Mike thought that Palmer said that they couldn't do such a big job because they don't have the right equipment and experience); Larry wants to know why the grass was

- killed last time, need to have a conversation so it's prevented in the future; no action tonight, get quote from Palmer; need to act sooner rather than later
- e. Gazebo: Larry hadn't gotten together with Charlie because of his surgery
 - f. Mailbox repair procedure: question on writing individual letters stating what exactly is wrong with the mailbox; have deadline of May 31, or Board will do and charge them; Mike moves to spend \$5.00 per letter to send letters about repair and replacement of mailbox; Jeff seconds, all in favor, none opposed
9. Security System review:
- a. Get a sign on door from clubhouse to work out room that says; authorized personnel only, entry not permitted during rental of facility, or something like that
 - b. Executive vs. Sheer Tech; ask Casey to reach out to both to meet with them; then it would be decided, no hurry
10. Mike wants board to Consider special meeting for fine structure and changing Dec's;
11. Tree replacement: Homeowner wants HOA to replace dead trees; HOA not under obligation 10.1.5, clearing and removal of trees; owner has to replace trees –what constitutes a lot, does the clubhouse sit on lots; does it impact a future pool? Article 4, HOA responsible for landscaping; trees are all dead; should HOA as a show of good will and good faith, replace the dead trees; they were evergreen; it's part of being a good neighbor to create a screen; Mike said that at the discretion of the board, they will replace the trees; Larry moves that HOA replaces up to 3 trees not to exceed \$1000 with appropriate evergreens that will grow fast, Mike seconds, all in favor, none oppose; ask Perfection and Baetens;
12. Charlie Brown said that next to lake, there are about 40 ash trees that will be dying, to keep eye on
13. Jeff C. motions to adjourn, all in favor, none opposed

Respectfully submitted,

Gail
Diversified Property Services