**Steeplechase HOA Meeting**

**December 13, 2017**

**April Unkraut Steeplechase HOA**

**Ethan Mann Steeplechase HOA**

**Jim Harmeling Steeplechase HOA**

**4 Homeowners**

**Stacy Owens, Mike, Larry and George**

**Gail and Jeff Forlenza by WebEx**

1. No quorum, until Mark gets there 7:30ish
2. April called meeting to order
3. Homeowner Questions:
   1. Homeowner, on corner of Wynfair & Winchester said a new move in ruined the grass and decoyed the other person’s grass; April said it’s between 2 homeowners; the person whose grass is ruined can’t fix it financially right now;
   2. Homeowner also wants to know about Christmas decorations on front entrance; complained that Triple Crown “annihilates” us; lights were fixed; April explained that the front entrance is NOT the responsibility of the Steeplechase HOA; there’s no electricity on center island; got quotes for a little more, but front entrance committee didn’t want to do it because it was too late and it will be looked at next year; STP HOA offered an extra $1000, but will hold it until next year to put towards better Xmas lights; also, front walls are coming out with road expansion, so don’t want to spend a lot of money there
   3. Homeowner asked Who walks property and looks at things: Charlie Brown does a lot of work and cleaning up around the neighborhood; if someone calls in about neighbor violation, DPS acts on it; ARB goes around; she ran an HOA property in FL and Louisville, and the Board walked the property and she wants to know if it’s being done;
   4. Homeowner complained of weeds in cracks on street; this is Boone County responsibility
   5. Jim H. spoke to Drees about fixing the electrical Box at front entrance
   6. Mike Vogt has copy of letter to George about work that was done on the lower lake and note from DPS on the same subject; he said it’s upsetting; it’s work that was done until he was told to stop and the Board owes him the money; if he decides to go to court it will go hard on the HOA and he will testify on George’s behalf; he said there was no contract; he said you can’t breach contract if there wasn’t a contract; work isn’t completed and it will create a lot of hard feelings, he encourages the Board to do the right thing; needs no explanations and the work was done and hopes that the board does the right thing in his opinion
      1. Larry explained to new board member his take on the situation, said there was no contract to breech and owes George an apology
      2. April stated that everything had been presented to this board and voted to pay for all of the overages for the upper lake and because lower lake wasn’t completed, they decided not to pay invoice for work on lower lake; Mike said no future work has been charged for; April said that the proposal was signed by George and Larry as ARB chairman, said work will be completed in full and it wasn’t; that’s the basis for work not being paid; our Dec’s state that anybody that does work and hired by board is required to have liability insurance and it was brought to board’s attention in the middle of job so they stopped the work; George said it was added, but originally it wasn’t; he was paid the overage, but HOA board owes $3700 for lower lake; Ethan said everything on list is not complete, so what percent is done? Ethan asked if we pay 70% of balance and he can complete the rest when he gives proof of insurance; George said that it will cost more because he has to bring equipment back; George said $3990, it wasn’t finished because board stopped job on $5700; Ethan said proposal is binding contract, trying to talk but being interrupted; job stopped because no insurance on file based on what he remembers; Ethan asked if it’s fair to pay 70% now and finish later with insurance. (but machine had broken down also); April clarified how the issue began. The previous board was presented with 3 proposals from George Giles and all 3 came back with significant overages. The board was informed by Larry (ARB Chairman) that the overages were due to weather delays and unexpected problems. Skip and April walked the lake with George to look at the work on the proposal compared to the actual work that was done. It was identified that the work on the proposal was completed and the majority of the overages were from additional work, not on the proposal, that was requested by Larry without being presented to the Board. April and Skip took pictures of all the work completed, including the additional requests and presented to the Board, the board voted to pay the overages. As for the lower lake, the equipment broke down and work was delayed. During this time the Board identified that George did not have proof of liability insurance and asked that a copy be presented to the Board before work resume as this is a requirement in our Declarations. Proof of insurance was not presented so the work did not resume.
      3. Ethan proposes to pay 70% of work and have insurance on file and get new quote to finish work in the spring; then HOA will pay for remaining work and the cost of the equipment; time to stop arguing and come to fair common ground; George has no problem with this proposal; Ethan thinks this is a fair remedy and this is fine by George (he didn’t like the wording that he was considered in the breach of contract); April asked to send a copy of the insurance to DPS; when Board pays on this contract then the new one will be opened next spring;
      4. Mike said board has constituted itself as the ARB and says it’s against the Declarations; he says the ARB is supposed to be a separate body that reports to the Board; he doesn’t think it’s a good situation;
   7. Ethan has the budget balanced for the overages and non-budgeted items, will be postponed until the board has a quorum; the analysis of landscaping on common properties will be done this month and will be discussed in January; going over cost of replacing dying and replacement of trees, shrubs, planting, etc.
   8. Tanning beds: lights were taken out of broken one and put in other one; this will be turned into a storage room
   9. Replacement of lights in clubhouse; maybe spending more up front to get new lights vs. replacing just the elec. Part
   10. Capital Reserve: just got back from previous President; Jeff F., April and Todd will get together to finish construction
   11. Dues will remain same since analysis isn’t done yet; budget will be done after this is looked at
   12. Empty lot maintenance won’t be discussed until next month until quorum; third quote was from Perfection and they can’t do less than $35 per lot;
   13. Board will discuss to have conversation with builders that HOA should get reimbursed for cutting the grasses; need to look at original agreements; GF to send agreements to the board; builders made them mow-able in order to get the HOA to cut
   14. Insurance coverage, covers the entire fence and the front entrance walls; no claims have been made because it would raise rates and the repair is usually less than the deductible with Charlie Brown; also, the front entrance entities paid their portion also; the last time, the car person’s insurance paid for it; the rip rap has helped the cars to stop
   15. Breakfast with Santa very successful, a lot of people showed up; April is going to work with Kevin and Karen and ask the neighborhood for help in cleaning up the clubhouse;
   16. Lake Drs. replacing the bubbler fixed and were waiting on parts and would be fixed this week;
   17. Skip will throw away fluorescent bulbs and some other items
   18. April adjourns meeting
   19. Executive session is cancelled since only 2 people are left in meeting.

Respectfully submitted,

Gail

Diversified Property Services